**Notes**

**1. Average Waiting Time : 1 month**

* Prioritize people waiting too long.

**2. Rent is too high.Pricing system is not useful. No real price and no real update. Compared to the previous year or actual price is much higher.**

* See what residents are paying (current and previous over the years). Users will input their rent.
* Tool to negotiate prices.

**3. A lot of scammers. WeChat group allows suggestions. Personal reviews. Scammers can add you or join groups to scam. Terrible to search and filter. Profile you too much. Targeted ads. Information leaks. Seller not verified. False advertising / dishonest promises. (Inclusion of utilities, distance, lack of parking, etc.)**

* A review system for both the landlord and the tenant
* Verify sellers.
* Don't track activity.
* Protect personal information. Require consent to share information.

**4. Quicker communication. Office stopped responding after signing the contract. Would be good to know future roommates before signing the contract. Have requirements of application visible beforehand.**

* Connect future roommates to chat.
* Roommate preference form
* Consent to sharing profile. Mutual agreement to live together.

**5. Potential roommates changed their minds suddenly, and lied about habits (drinking).**

* Show number of matches and rejections.

**6. Remaining paint on the floor. Some areas are not clean and wall damage. Water leaks sometimes. Not clean enough.**

* Everyone gets pictures of their room before moving in and verifies that they are accurate (authentication).
* Video tour.

**7. Paying for public utilities were stated in the fine print of the contract. Not obvious. Noisy neighbors. Leasing office did nothing. Maintenance took too long.**

* Review

**8. WeChat scammers. When searching remotely, people are more prone to scammers. Unfamiliar with the search methods or apartment complexes.**

* Verify sellers.
* Tutorial

**9. Lower rent. More real pictures before moving in. Comments from previous residents. Rent should be clear and transparent. Office should be quick. Filters for price, space, amenities. Fix wrong information.**

* Show the comparison between advertised and payed in a similar scenario
* Filter for place and roommates.

**10. Leasing website posts model home pictures, not actual pictures. App for students to network and find roommates. Recommendation for neighborhoods. Reviews.**

* Piazza group from filtered roommates.
* Send a request to the group organizer. Then they approve.
* Show number of groups joined and left vs number of times moved.

**11. Filter by commute. Police and ambulance time.**

* Filter housing options by commute time to a particular set of locations (university, groceries, hospital),

**12. Bus stop location. How often the bus comes by. Google maps integration.**

* Google maps integration
* Bus / subway information schedules, stops, fares

Class Notes :

* More detailed descriptions. So, users don't have to do further research.
* Explaining how leases work. What to do when the lease has typos.
* Finer details of lease in the listing.
* Get a lawyer to review a lease. Some sort of lease review.
* Comparing prices, amenities.
* Opportunity to visit in person. Check out the locality
* Prefer phone call to contact
* Match with people who are already staying at a place or want to.
* Video call for all people who are interested to show the house if not able to visit in person.
* Translate