**SYSTEM REQUIREMENTS**

**Rev 1.2**

**Date: 10-10-2015**

Team JTT

**Design Verification Procedure**

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# 1.0 Introduction

## 1.1 Purpose

ProManage is a web portal for property managers, owners, and tenants for viewing and fostering the day to day workings that are involved in owning and managing rental properties. This application seeks to greatly reduce the amount of time property managers and maintenance workers need to spend filling out and worrying about paperwork. This will also reduce the need for micromanaging and having many face to face interactions with tenants. It seeks to make the tenants an active part of the rental process to make them feel as if they are the only customer that this company has.

## 1.2 Scope

The system is designed to allow both tenants and managers fill out and view maintenance work order requests. It also allows the user to view any number of properties that the company offers. The managers can view who has paid their rent and what tenants live in which units. They also can tell how long the tenants have occupied a unit and will get notifications to fill vacant spots. The app will also send out notifications to tenants to alert them that they have an upcoming rent payment.

## 1.3 Document Overview

The purpose of this document is to serve as a system requirements guideline for the development of ProManage. It will play a key role in verification of the developed software as well.

# 2.0 General Software Requirements

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| --- | --- | --- |
| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 2.1.1 | The application should be able to run successfully in Chrome, Firefox, and Internet Explorer 11+. | USR 2.1 |
| SYS 2.1.2 | Javascript must be enabled in the supported browser | USR 2.1 |
| SYS 2.1.3 | The server address should not be blocked by the browser or any firewall when accessing the web application. | USR 2.1 |
| SYS 2.2.1 | The web page should be “responsive” so that we can keep the look and feel across platforms but also deliver a product that is generally better suited for which ever platform it view from | USR 2.2 |
| SYS 2.3.1 | Have a page and with links stored in a database to documents stored on the server. | USR 2.3 |
| SYS 2.4.1 | The web portal and database should handle up to 5 concurrent user sessions. | USR 2.4 |

# 3.0 User Role Requirements

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| --- | --- | --- |
| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 3.1.1 | The system has at least three user roles: Administrators, Managers, and Tenants. Users of the system can only belong to one group. | USR 3.1 |
| SYS 3.2.1 | Administrators have system accounts and total access privileges on the system that is hosting the web application. | USR 3.2 |
| SYS 3.2.2 | Users of all roles have accounts for the web application whose permissions are managed through a database table. | USR 3.2 |
| SYS 3.3.1 | Only Administrators are able to create new users. | USR 3.3 |
| SYS 3.4.1 | Managers can add users to the Tenant role. | USR 3.4 |
| SYS 3.5.1 | Administrators have full access to the system. Other users have limited access. | USR 3.5 |
| SYS 3.5.2 | Tenant users can only view their own lease information, request a work order. | USR 3.5 |
| SYS 3.5.3 | Managers can do everything that tenants can do as well as mange all properties that they own which includes creating tenant users and adding them to their properties. | USR 3.5 |
| SYS 3.6.1 | Administrators will have the ability to change user roles through the database and, if creating another Administrator, creating a system account. | USR 3.6 |
| SYS 3.7.1 | Users that belong to the Tenant role can be attached to a property or unit. | USR 3.7 |

# 4.0 Work Order Requirements

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| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 4.1.1 | There should be a general form to input the necessary information of a work order that all users have access to. | USR 4.1 |
| SYS 4.2.1 | There will be an Index view in order to see all relevant work orders relative to that user | USR 4.2 |
| SYS 4.2.2 | There will be a filter control so that any user can view work orders with specific status completed orders will not be show by default | USR 4.2 |
| SYS 4.2.3 | Tenants can only see ones that they have submitted. | USR 4.2 |
| SYS 4.3.1 | There will be details such as status that only an non-tenant user can update | USR 4.3 |
| SYS 4.3.2 | A non-tenant user can go in and edit the status of a work order. Any non-tenant user can update the status of a work order from submitted to in-progress or completed. | USR 4.3  USR 4.3.1-  4.3.4 |
| SYS 4.4.1 | There will also be a search bar to search for existing work orders | USR 4.4 |

# 5.0. Rental Property Management Requirements

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| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 5.1.1 | Administrators have the ability to Create, Read, Update, and Delete records in the database relating to all rental properties. | USR 5.1 |
| SYS 5.1.2 | Administrators have the ability to view and change the records of lease(s) and tenant(s) that have been attached to a rental property record. | USR 5.1.3, 5.1.4 |
| SYS 5.1.3 | Administrators have the ability to view and change the records of utility information, parking, and payment/billing that have been attached to a rental property. | USR 5.1.5-5.1.7 |
| SYS 5.2.1 | Property records can be divided into multiple child unit records. | USR 5.2 |
| SYS 5.3.1 | Administrators can query the records of all properties. | USR 5.3 |
| SYS 5.3.2 | Managers and Tenants can query the records of all properties to which they are assigned. | USR 5.3 |

# 6.0 Contact Management Requirements

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| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 6.1.1 | Users with Administrator privileges can add and delete contacts and contact information from the user table in the database. | USR 6.1 |
| SYS 6.2.1 | Users with Administrator privileges can create new contact groups and assign users to them. | USR 6.2 |
| SYS 6.3.1 | Users with Administrator privileges can create email templates on the system. These email templates will be automatically populated with data from the user table and can be sent to specific groups of contacts. Managers must request for an admin to create an email template for them. | USR 6.3 |
| SYS 6.4.1 | The system will generate and send an SMS text message 7 days before the rent payment due date for each property and unit. | USR 6.4 |
| SYS 6.4.2 | This text message will be sent to the user(s) with the Tenant role that are attached to each property or unit using their mobile contact number in their user record in the database. | USR 6.4 |

# 7.0 Reporting Requirements

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| **System Req ID** | **Description** | **USR**  **ID** |
| SYS 7.1.1 | There will exist a directory on the server that is hosting the application whose purpose is to store documents. This directory will be accessible via the web application. | USR 7.1 |
| SYS 7.2.1 | The directory will store documents (in PDF, Word, or text format) pertaining to rent data, lease information, utility charges, property work history, tenant income, accounting and lease information, work orders, and vacancies. | USR 7.2.1-7.2.8 |

# 8.0 Revision History

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| --- | --- | --- |
| **Date** | **Revision** | **Description** |
| 10/3/15 | 1.0 | Initial Document |
| 10/6/15 | 1.1 | Final Revisions |
| 10/10/15 | 1.2 | Proofreading |

# 9.0 Document Approval

This document shall act as a binding contract to complete a product fulfilling the list of requirements sealed by the signatures below.

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| --- | --- | --- | --- |
| **Name** | **Signature** | | **Date** |
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