Genesis Jamaica M. Panganiban

BSIT 3-1   
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**Project Documentation**

**Project Name: Desare Realty**

**4. System Architecture**

* **Architecture Overview**

This project, called Desare Realty, will change the way you view real estate by emphasizing your goals and desires. It established us as a reputable brand in the real estate sector by having a love for helping individuals find their dream residences and investments. Purchasing the property and renting it out will provide an individual with a consistent flow of rental income, passive income, and the possibility to develop long-term wealth. The property will also increase over time, enabling you to sell it for a profit down the road. Audiences are those who are looking to borrow money to buy, sell, or rent real estate and will be the focus of this initiative.

A web application's backend oversees many crucial functions, such as data storage for user accounts and profile information, processing user input for login and registration forms, search queries, and online order and payment management, and guaranteeing security and privacy for private information like passwords and financial data, keeping hostile assaults and unlawful access at bay, corresponding with outside services by integrating social media platforms, emails, and agent numbers.

* **Components and Modules**

**Components**

* Front-end components (user interfaces, web pages)
* Back-end components (databases, servers, APIs)
* Business logic components (handling calculations, rules)
* Data access components (interacting with databases)

**Modules**

* User authentication module
* Order processing module
* Product catalog module
* Reporting module
* **A diagram of data flow

  Description automatically generatedData Flow Diagram**

**5. Site Structure**

For buyers, sellers, mortgage lenders, and renters, this website provides a wide variety of services addressing every aspect of the property search and transaction process for:

**For Buyers:**

* **Property search:** Offer a user-friendly interface where users can look for homes by entering parameters such as price range, location, size, type, features, and amenities. The search is further refined using advanced search options and filters.
* **Property listings:** Provide comprehensive facts about properties that are listed, such as excellent images, virtual tours, descriptions, floor plans, information about the neighborhood, and amenities that are close by.
* **Contact agents:** Make it simple for buyers to get in touch with listing agents or sellers by phone, email, or contact forms to arrange viewings or ask inquiries.
* **Market research:** To assist purchasers in making educated judgments, provide educational materials such as neighborhood guides, local market trends, and professional guidance.

**For Sellers:**

* **List properties:** Give people a place to promote properties with thorough descriptions, excellent images, and virtual tours.
* **Handle listings:** Keep track of viewing requests, reply to inquiries from possible purchasers, and update listing details.
* **Lead generation:** Use inquiry forms and contact forms to obtain interested parties' contact information.
* **Cooperation with agents:** To ensure smooth real estate transactions, encourage sellers and their real estate agents to communicate and work together.

**For Renters:**

* **Listings for available rentals:** Look for available rentals according to parameters such as price range, property type, size, location, and amenities. The search can be further limited down with advanced search options that include settings like pet-friendliness or the availability of in-unit laundry.
* **Tools for contacting and applying to landlords:** Make it simple for tenants to get in touch with property managers or landlords to ask questions and submit applications.
* **Tools for lease agreements:** Make standard lease agreements accessible to download, or give users access to online signing and management portals.
* **Tenant portals:** Provide renters with a customized dashboard where they can pay their rent online, report maintenance issues, keep track of correspondence with their landlords, and oversee their lease.

**For Mortgagers:**

* **Mortgage payment spreadsheets:** Based on a borrower's individual financial circumstances, estimate monthly mortgage payments and evaluate loan possibilities from various lenders.
* **Tools for pre-qualification:** Link consumers with lenders to ascertain their ability to borrow money before they begin actively looking for real estate.
* **Resources and manuals for homeowners:** Provide instructive information on subjects such as the mortgage application procedure, closing expenses, property taxes, and upkeep of a home.
* **Refinance calculator:** Homeowners can calculate the possible savings by refinancing their current mortgage with the help of refinance calculators.
* **Integration with property management software:** Offer mortgagers platforms for managing rental properties, including communication between tenants, rent collecting, and maintenance scheduling.
* **Navigation Menu**

**PROPERTY TYPES**

**User Account**

**LOCATIONS**

* San Antonio
* San Francisco
* San Jose
* San Vicente
* Sto. Domingo
* Soro-Soro
* Sto. Niño
* Sto. Tomas
* Timbao
* Tubigan
* Zapote
* Biñan
* Bungahan
* Canlalay
* Casile
* Dela Paz
* Ganado
* Langkiwa
* Loma
* Malaban
* Malamig
* Mampalasan
* Platero
* Poblacion

**Single Attached**

**Apartment**

**Condominium**

**House**

**Cabin**

**Bungalow**

**Townhouse**

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