**ISSUES OF CURRENT SYSTEM**

* Difficult obtaining and summarizing data from spreadsheets for quarterly reports
* Difficulty for management to query information for verification due to individual methods of collecting data through different spreadsheet setups, no uniformity
* Lots of room for errors and inconsistency in using different methods to track leases, payments, tenants and maintenance. This results in lost records, inaccuracy in data and difficulty producing reports

**WILD WOOD BUSINESS RULES**

* All monthly rent payments are due on the first of the month with a 5 day grace period, a $100 late fee is applied to late payments
* Security deposits are due prior to new tenants receiving keys for move in
* Quarterly reports must be completed and submitted during the last month of the given quarter.

**SECURITY RULES FOR NEW DATABASE**

* Tenants personal information should be kept inaccessible to non essential personnel (only to apartment managers and corporate managers for lease information)
* Corporate level reports are only accessible to corporate managers
* Database access only available to database manager, all other necessary access to stakeholders is established through client application

**STAKEHOLDER REQUIREMENTS**

* Apartment managers must be able to enter tenant and lease information, enter records of rent payments with dates and amounts, enter repair/maintenance details and bill amounts, perform queries to complete quarterly report forms
* Corporate managers must have same application privileges as apartment managers in order to verify information in reports.
* Tenants should be able to enter their information and be able to view their lease number, lease term dates and payment schedule
* Repairmen/Maintenance workers should have access to enter repair details, dates and bill information

**NOUNS FROM PROBLEM DOMAIN**

* Tenant, lease, payment, maintenance, report, quarter, schedule, bills, deposit, apartment, utilities, cleaning, address, insurance, records, apartment manager, corporate manager, maintenance company, date range, total units

**WILD WOOD ENTITIES**

* **LEASES, PAYMENTS, QUARTERLY REPORTS, BILLING, APARTMENT COMPLEXES, HISTORY**

**CANDIDATE KEYS**

* Lease number, quarter ID, maintenance company, apartment complex, apartment manager-apartment complex, address-payment date