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**Introduction**

**Problem Statement:**

Over the years landlords/property managers have had a problem in maintaining and managing their customers and their own records. . Management has become difficult because of issues that include:

i) Data growth : Data increase day to day. Storing and maintaining all data manually is very

difficult.  
ii) Lack of computerized system : Currently most landlords/property managers use the manual system in recording and maintaining their property and customers data.  
iii) There is no database to store information Potential of data loss or damage is very high because data is stored on tangible files.

iv)Suppose a person is a stranger in some city and want to rent house than it is difficult to find suitable house in time.

Lack of these crucial requirements makes management of the tenants and houses very difficult as some tenants may end up not paying rent.

**Purpose:**

Online House/Room Booking: A tools through which customers can book available House online prior to their date of using the house instead of walking around and asking for a vacant house.

Customer’s registration: A registration portal to hold customer’s details, monitor their transaction and used same to offer better and improve services to them and user account where he/she can view her/his details instead of the poor existing systems where only the administrators control their customer details.

Rentals Notice and Blog: A tool where customers can see and view the details of near by available House for rent/sale, and also view the current economic design of houses.

Tenants wants to rent a house

Tenants wants to search a house based on specific criteria

Owner wants to give ads for his house

Owner wants to boost his ads

Owner wants to Remove the ads from the application.

Tenants wants to rate a house

Tenants wants to notify a specific area

Tenants wants to search a house based on his location

**Scope:**

This project traverses a lot of areas ranging from business concept to computing field, and required to perform several researches to be able to achieve the project objectives. The project scope defines the description of the work that is required in delivering the rental house management system. The following are the scopes of work during the course of the project:  
Construct Software Requirement Specification document of the system.  
Construct Software Design Document of the system.

Existing Systems: This involves studying the existing systems and learning their weakness hence developing a new system to cater for the challenges the local and world domains faces when dealing with house rental issues.

Web-platform means that the system will be available for access 24/7 except when there is atemporary server issue which is expected to be minimal.

|  |  |
| --- | --- |
| **Requirements 1** | **Tenants wants to rent a house** |

Requirement Elicitation and Analysis is the process of interacting with customers and end-users to find out about the domain requirements, what services the system should provide, and the other constraints.

We mainly use these technique for gathering Requirement:

* Interview
* Questionnaire
* Existing System

**Interview:** Interview is a good technique to investigate issues in-depth, to discover how people think and feel about certain topics .We hold interviews that can be performed with a small group of stakeholders .We mainly perform our interview based on some specific criteria.

* Short description about project(Goals and objectives)
* Registration process
* Ways of search a house
* Security
* Availability
* Advertisement of a house
* Boosting

**Questionnaire:**

Questionnaire is a useful technique to investigate trends, shifts in user attitudes and opinion, user satisfaction with priorities and preferences. We created two types of questions set for proper survey. One for tenants, and one for landlords.

We try to Keep the questionnaire as short as possible – don’t bore or frustrate the respondent.

Have an underlying reason for every question and Group topic areas together to keep the respondent focused.

The main advantage behind this survey is responses are gathered in a standardised way. Information can be collected in short period of time from a large number of people, often geographically dispersed.

**Perform Existing system Analysis:**

Existing system Analysis can help reveal how systems currently work or what they are  
supposed to do. Analysis includes any written information about current systems,  
business processes, requirements specifications, competitor research. Reviewing and  
analysing can help identify functionality that needs to remain, functionality that isn’t used.Currently the most property managers manage property and tenants details on papers. After existing system analysis we found many several problems on existing system.

PROBLEMS OF EXISTING SYSTEM:

* With the current system recording the details of various  
  activities of user is completely manual and entails a lot of paper work.
* The existing system only provides text based interface which  
  is not as user friendly as Graphical user interface
* The transactions are not secure as papers may get lost or  
  damaged.

**Overview:**

Roam around to rent a house has always been a hassle for people. Especially, on recent times,  
people have so many priorities based on which they have to rent their house. Some people want  
their house to be in the commercial space, or some want in a chaos free space. Some people  
prefer to choose the area of their house relating the religion they belong. Again there are a lot of  
people who love pets; therefore they want a house which has pet allowance. Basically, in this era  
of modernism people want to rent their house like online shopping. To rent a house in physical  
world has become less popular now a days . No one wants to roam around here and there to  
search for a house. People would prefer a virtual system to rent a house . In general youths face much bigger problems while renting a house. They don’t give house on rent to bachelors and lot of rules and restrictions by the landlord.

To decode this situation and to represent a hassle free environment to the people a dynamic  
system can be implemented. we represent a home rental system which provides every needed facility The primary focus of our work is to implement constraint satisfaction problem in the  
search option of our home rental system. Our home rental system will have dynamic values for  
searching and for which constraint satisfaction problem implementation is a better preference.  
Not only this but also a combination of public transport tracker and a dynamic chat server  
between admin and agent is also a feature of this rental system. Additionally, there is a dynamic  
mail alert system in which if any user put any request in the wish list, they will be notified by  
this system.