

Overview of Laravel Inertia React features

Core System Overview

This is a multi-tenant rental property management platform that connects landlords with prospective tenants and manages the entire rental lifecycle from property listing to ongoing tenant management.

User Types & Roles

The system supports three main user types using Single Table Inheritance:

- **Landlords** - Property owners who manage rental units
 - **Tenants** - Current renters with active leases
 - **Prospective Tenants** - Users looking to rent properties
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Main Features & User Flows

1. Authentication & User Management

What it does: Handles user registration, login, and role-based access control

User Flow:

1. Users register and select their role (landlord, tenant, or prospective tenant)
2. System redirects to appropriate dashboard based on user type
3. Role-based middleware controls access to different features

Connections: Foundation for all other features; determines which interface users see

2. Property Management (Landlord)

What it does: Landlords can add, edit, and manage their rental properties

User Flow:

1. Landlord navigates to Properties section
2. Can add new properties with details (address, rent price, amenities, photos)
3. Edit existing properties and update availability status
4. View property performance metrics and occupancy rates

Connections: Properties feed into the listings system for prospective tenants; connected to lease management

3. Property Listings & Application System

What it does: Public-facing property listings where prospective tenants can browse and apply

User Flow:

1. Prospective Tenants:

- Browse available properties on listings page
- Apply for properties they're interested in
- Track application status

2. Landlords:

- Review incoming applications
- Approve/reject applications
- Send messages to applicants
- Convert approved applicants to tenants

Connections: Links property management to tenant onboarding; triggers lease creation process

4. Lease Management

What it does: Manages rental agreements between landlords and tenants

User Flow:

1. Landlords:

- Create new leases for approved applicants
- Set lease terms (duration, rent amount, deposit)
- Edit existing leases
- View all active/inactive leases

2. Tenants:

- View their lease details and terms
- Download lease documents

Connections: Central hub connecting tenants to properties; triggers billing and onboarding processes

5. Tenant Onboarding System

What it does: Comprehensive onboarding process for new tenants before lease activation

User Flow:

1. New Tenant Process:

- Pay required fees (deposit, first month rent)
- Upload signed lease documents
- Upload ID verification documents
- Complete all requirements before lease becomes active

2. Landlord Oversight:

- Monitor onboarding progress
- Verify submitted documents
- Activate leases once onboarding is complete

Connections: Links application approval to active tenancy; prerequisite for full tenant dashboard access

6. Tenant Dashboard & Management

What it does: Central hub for tenant activities and information

User Flow:

1. Tenants can:

- View current lease details
- Check rental bills and payment status
- Submit maintenance requests
- Update personal information
- Access payment methods (GCash, PayMaya, Bank Transfer)

2. Landlords can:

- View all tenants in a management table
- Edit tenant information
- Monitor tenant activity and lease status

Connections: Integrates with billing, maintenance, and lease systems

7. Billing & Payment System

What it does: Automated monthly bill generation and payment tracking

User Flow:

1. Automated Process:

- System generates monthly bills for active leases
- Tracks payment status (pending, partial, paid, overdue)
- Marks overdue bills automatically

2. Tenant Experience:

- View current and past bills
- Make payments through multiple methods
- Track payment history

3. Landlord Experience:

- Monitor rent collection across all properties
- View payment statuses and overdue accounts
- Generate financial reports

Connections: Tied to lease management; feeds into financial reporting

8. Maintenance Request System

What it does: Handles maintenance requests and communication between tenants and landlords

User Flow:

1. Tenants:

- Submit maintenance requests with descriptions
- Track request status (pending, in progress, completed)
- Add remarks and follow-up information

2. Landlords:

- View all maintenance requests across properties
- Update request status (start work, complete)
- Add notes and cost estimates
- Delete resolved requests

Connections: Links tenants to landlords; tracks property maintenance costs for financial reporting

9. Financial Reporting & Analytics

What it does: Comprehensive financial dashboard for landlords

User Flow:

1. Revenue Tracking:

- Monthly/yearly revenue by property
- Rent collection rates
- Payment status overview

2. Expense Monitoring:

- Maintenance costs over time
- Property-specific expenses
- Profit/loss analysis

3. **Property Performance:**

- Occupancy rates
- Vacancy periods
- Revenue per property

Connections: Aggregates data from billing, maintenance, and lease systems

10. **Dashboard Systems**

What it does: Role-specific dashboards providing overview and quick actions

User Flow:

1. **Landlord Dashboard:**

- Property overview (total units, occupied, available)
- Recent maintenance requests
- Financial summaries
- Quick action buttons (add property, create lease, etc.)

2. **Tenant Dashboard:**

- Current lease information
- Outstanding bills
- Recent maintenance requests
- Quick payment access

3. **Prospective Tenant Dashboard:**

- Available listings
- Application status
- Property search and filtering

Connections: Central navigation hub linking to all other features

Key System Integration Points

1. **Application → Lease → Onboarding → Active Tenancy** - The complete tenant lifecycle
2. **Lease → Billing → Payment** - Financial management flow
3. **Tenant → Maintenance → Landlord** - Service request flow
4. **All Systems → Financial Reporting** - Data aggregation for analytics
5. **Property Management → Listings → Applications** - Property-to-tenant pipeline

Multi-Role Interactions

- **Landlords** manage properties, review applications, oversee tenant onboarding, handle maintenance, and track financials
- **Tenants** complete onboarding, pay bills, submit maintenance requests, and manage their tenancy
- **Prospective Tenants** browse listings, submit applications, and track application status

The system creates a comprehensive ecosystem where all rental management activities flow seamlessly between different user types, with robust tracking and reporting capabilities throughout.