



Business Requirements Document

EJAR Platform

(The agreement enhancements to be **the brokerage Contract**)

Version 1.1



Version Control

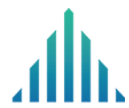
Version	Date	Description	Sections	Editor
1.0	15/11/2023	Document creation	All	Mahmoud Samir
1.1	20/11/2023	Comments received and resolved in Some rules, use cases, fields	Sections: 5 6.2.1 6.2.2 6.2.3 6.6	Mahmoud Samir

Approval and Sign-Off

Name	Role	Signature	Date
Bayan A. Alhamad	Product owner		

Glossary

Terms and abbreviations	Description
EJAR Platform	A comprehensive system run by Saudi government to regulate and control the tenancy and leasing in real-estate market within the kingdom.
Residential Contracts	It represents the contract for housing units, whether families or individuals between the lessor and tenant regarding leasing a single property with a single or a certain units (s) with legal terms and conditions as well as financial information.
Commercial contract	A commercial contract, which is concerned with leasing units, shops, malls and they may be bodies or companies for the purpose of commercial work.
Sublease contract	Sublease contract allow tenant in the main contract to lease out units to another tenant/s.
Lessor	An individual, organization or a combination of them, who is involved in a rental contract based on the gained benefits of leasing one or more of his properties' units.
Brokerage agreement / Brokerage Contract	A real estate brokerage agreement is established between a brokerage office and the lessor or their representative within the Ejar platform. This agreement allows the brokerage office (BO) to act as an intermediary between the lessor and the tenant for rental contracts within a defined period and customized conditions. The agreement enables the BO to perform various activities including rent collection, unit leasing, and unit



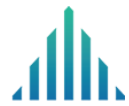
	marketing. As a result, the brokerage agreement will be renamed as the " Brokerage Contract " to accurately reflect its scope and purpose as part of enhancements.
Power Of Attorney(POA)	Power of Attorney, POA is registered in Ministry of Justice with Number and Date electronically.

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Overview

The objective of this document is to outline a series of enhancements and changes that pertain to the brokerage agreement. As part of these enhancements, the agreement will be transitioned into a brokerage contract to better align with nature of EJARA business.

1. Business Added Value

Why this change is required?

-

What value this change will add to business?

-

What value this change will bring to beneficiaries and end users?

-

2. AS-IS and TO-BE

2.1 AS-IS

- The current name is brokerage agreement, The Arabic name is "إتفاقية الوساطة العقارية".

2.2 TO-BE

- The current name, "Brokerage agreement," will be changed to "Brokerage contract" throughout the entire system.
- The Arabic name is "إتفاقية الوساطة العقارية" will be transitioned to "عقد الوساطة العقارية".
- Users will have the ability to print brokerage contracts that are associated with their respective accounts.
- The content of the terms and conditions within the brokerage contract will be revised, changed to ensure better alignment and coherence.
- The system will customize and facilitate the functionalities of the Ejara platform based on the specific elements outlined in scope of the brokerage contract such as (Rent collection, unit leasing, and unit marketing).
- The "Unit leasing" element within the scope of the brokerage contract will be set as the default option and will not be editable or removable, However, other options can still be selected or deselected as per user needs.

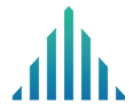
2.3 Dependences:

3. Scope of Project

3.1 In Scope Functionality

- **Determine the UI:**

☒ EJARA Brokerage office UI. ☐ EJARA tenant UI. ☐ EJARA lessor UI. ☐ EJARA Backend



- **Determine the Product:** Ejar 3.
- **Determine the Service:** N/A.

3.2 Out of Scope Functionality

- Any features, service, functions does not mentioned in this document.

4. Business Requirements

4.1 Business Process Workflow

Business process will be as is.

4.2 User Stories

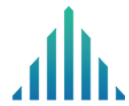
#	As...	I want...	So that...
US1	As BO manager / Bo Staff	Create brokerage contract	Submit to lessor for approval.
US2	As BO manager / Bo Staff	Create brokerage contract thru rental contract journey	Can be submitted to lessor.
US3	As BO manager / Bo Staff	be able to preview and print a brokerage contract before submitting it	I can review its contents and make any necessary changes. Additionally, can be print the brokerage contract as a draft.
US4	Lessor / lessor representative	Preview the draft of the brokerage contract	once approved, the brokerage contract system will transition the from draft document to the office document.

5. Business Rules

#	Description
BR1	Rename the current term " Brokerage agreement ", "إتفاقية الوساطة" to " Brokerage contract ", "عقد الوساطة" throughout the (UI) across the entire system this includes (BO's, lessors) profile updating the term in (Pages, tabs, menus, submenus, banners, buttons captions, labels and links related) against UI design, Transition table
BR2	<p>The brokerage contract scope:</p> <ul style="list-style-type: none"> - If the BO creating the brokerage contract separately as mentioned journey as use case 6.2.1, User will find the list of scope features are (units leasing, rent collection, Units Marketing), with the following: <ol style="list-style-type: none"> 1- The user should not have the ability to edit the units leasing option by default, this option should be checked and not editable, user should be enter unit leasing commission. 2- Any scope features selected, the system will automatically reflect them in Term (2). 3- If user select Unit Marking option should be enter marketing commission, 4- In UI user should be able to specify either a percentage (نسبة) or a specific value (قيمة). for each scope features.



	<ul style="list-style-type: none"> - If the brokerage contract is created through the rental contract journey, system should be consider the following points in brokerage contract UI: <ol style="list-style-type: none"> 1- System should be checked option which is (Unit leasing, rent collection) by default and user cannot be editable. 2- The user should only find one available scope feature, which is 'Unit leasing'. 3- With regards of the "unit leasing commission", system should be consider BR11. - In accordance with the aforementioned points within the same rule, the system should accurately reflect the user's selection and inputs in the brokerage contract document.
BR3	<p>Rename the current term of "Brokerage agreement", to "Brokerage contract" in English, "عقد الوساطة", to "إتفاقية الوساطة" in Arabic for all notifications related to it throughout the entire system. This includes notifications across various functionalities and interactions.</p> <p>The Broker Office (BO) user has the ability to preview the "Brokerage Contract" document after submitting it as a draft. The document will include a watermark labeled "DRAFT Version not legal document" in English and "نسخة مسودة وليست ملزمة قانونياً" in Arabic, as shown in the figure below. The selling date will not be included in this draft version.</p>
BR4	<p>Once the Brokerage Contract is signed off by the lessor, the system will display the official "Brokerage Contract" document for the BO user, lessor as well to view their official document. The official version will include the sealing date and system should be reflected all the details which adjusted thru contract creation steps considering Document Data Mapping Tables, Contract template. The user can be download the "Brokerage Contract Document" in both draft and official versions, available in PDF format, for printing purposes.</p>
BR5	The brokerage contract will be the same brokerage agreement workflow (As is).
BR6	The system will display the selected units that will be covered inside brokerage contract in UI as is, and the " Brokerage Contract " document with the new added fields as illustrated in Property Information , Units Information
BR7	In case of any unavailable data in the system, it will be compensated with a symbol of ("--") in brokerage contract document, that's mean data not available.
BR8	User should be able to download brokerage contract thru rental contract creation in Submit Contract for Approval, specified in preview brokerage contract tab, button called name "تحميل" "عقد الوساطة".
BR9	The system should be aligning with the sections of the brokerage contract in (UI), and document as illustrated in the Document Data Mapping Tables , and template . This ensures consistency between the displayed information and the corresponding sections of the brokerage contract document.
BR10	If the BO creating the brokerage contract separately as mentioned journey as use case 6.2.1, user should be finding new tab called name "Governing Law and dispute resolution", "تسوية المنازعات", in Arabic including two options are the following table:



In Arabic	In English
المركز السعودي للتحكيم العقاري وفقاً للأحكام القواعد الإجرائية الخاصة بالمركز.	The Saudi center for real estate arbitration in accordance with the center's procedural rules.
الجهة القضائية المختصة في المملكة العربية السعودية.	The competent judicial authority in the kingdom of Saudi Arabia.

Once user selects one of mentioned option above, system will reflect in document the name of option in side context of [term number \(8\)](#), in between two brackets as **highlighted** in [term number \(8\)](#).

If the brokerage contract is created through the rental contract journey, the system should check for the following cases with figure below:

BR11

Case (1):

If the BO user has selected the payment of "Brokerage office fee through (**lessor**) and if user enter the value of Brokerage office fee amount, the user will not able to edit this value.

Case (2):

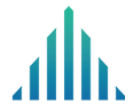
If the BO user has selected the payment of Brokerage office fee through (**tenant**) and has entered the value of Brokerage office fee amount, the system will reflected the entered amount, the user will have the ability to edit that amount if needed.

Case (3):

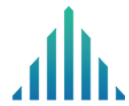
If the BO user has not selected the brokerage office fee option during the rental contract creation step, the system will automatically display a value of "0" in the "[Unit Leasing commission](#)" field of the brokerage contract document, as well as in (UI). In this case, **the user will be able to edit the value.**

In cases (1,2):

The system will automatically reflected the entered amount of "Brokerage office fee amount" in the "[Unit Leasing commission](#)" field of the brakeage contract document with clarified that is amount value is in Saudi Arabian Riyals, and displayed in UI as well.

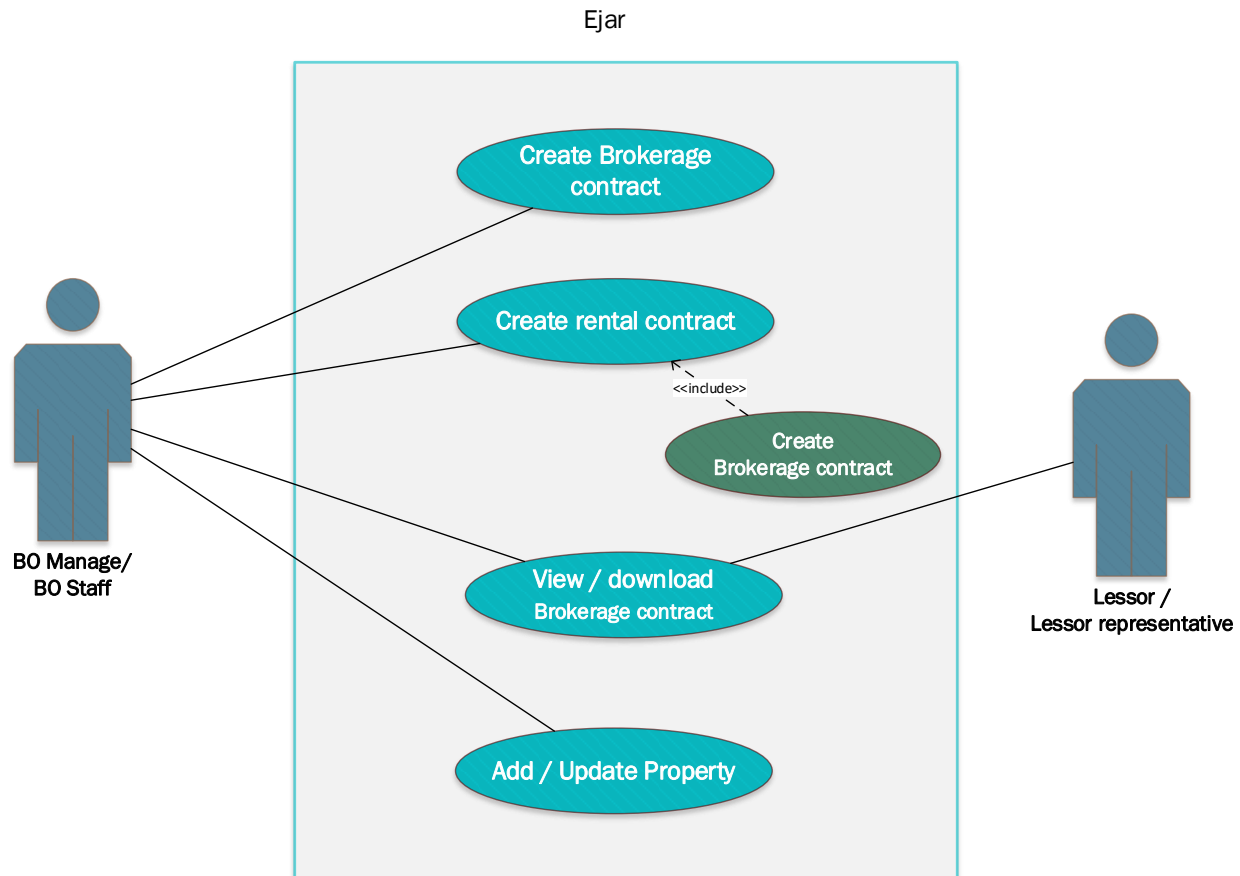


	<p>القانون الحاكم وتسوية المنازعات</p> <p>فيما عدا الحقوق والالتزامات القابلة للتنفيذ والتي يتعهد الاختصاص فيها لمحكمة التنفيذ وفقاً لنظام التنفيذ. فإن أي نزاع أو خلاف ينشأ عن هذا العقد أو يتعلق به بأي صورة من الصور، يتم الفصل فيه عن طريق اختيار أحد الخيارات التالية:</p> <div data-bbox="305 373 1539 541"> <div> المركز السعودي للتحكيم العقاري وفقاً لللائحة القواعد الإجرائية الخاصة بالمركز <input type="radio"/> </div> <div> الجهة القضائية المختصة في المملكة العربية السعودية <input checked="" type="radio"/> </div> </div> <p>If the brokerage contract is created through the rental contract journey, The system will automatically reflect and display the option chosen by the user during the creation of the rental contract. The user will also have the ability to modify their selection if needed, through the brokerage contract UI. Additionally, the system will accurately reflect the user's chosen option in Term (8) in the brokerage contract document.</p> <p>BR13 Once lessor approve the brokerage contract, can not be editable as is, only view and downloadable official version as denoted in detail in user case 6.2.4</p> <p>BR14 The system should keep the rental contract data, document unchanged, regardless of whether it is for residential or commercial purposes. Any changes made on brokerage contract will not be reflected in the rental contracts.</p>
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6. Business Requirements Specifications

6.1 Use Case Diagram



6.2 Use Cases

6.2.1 Add / update property information.

Use Case Title	Add / update property information
Use Case Number	6.2.1
Use Case Description	Adding a set of fields in property information to allow user add or update them
Related User Stories	As is
Actor	As is
Trigger	N/A
Pre-condition	AS IS
Post-condition	N/A
Main Scenario	steps will be as is.



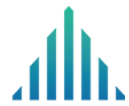
Alternative Scenario	N/A
Exception scenario	N/A
Specifications	Consider incorporating the new data fields as depicted in the relevant use case fields as denoted in table of naming "Additional property fields".
Integration	As is

Use case fields.

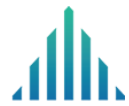
#	Field English Name	Field Arabic Name	Type	Mandatory /Read only	Validation Control
Additional property fields					
1	Plan number	رقم المخطط	String	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	
2	Land number	رقم القطعة	String	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	
3	Property area	مساحة العقار	Number	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	E.g., "1200.7" or "1500.98" or "300.7" or 1000000.90

6.2.2 Create brokerage contract

Use Case Title	Create brokerage contract
Use Case Number	6.2.2
Use Case Description	Describe how to create a new brokerage contract, with adding new amount of information.
Related User Stories	US1 , US2 , US3
Actor	As is
Trigger	N/A
Pre-condition	AS IS
Post-condition	AS IS
Main Scenario	<ol style="list-style-type: none"> The following name conventions depend on transition table should be considered in the following steps. Creating new brokerage contract steps will be as is, additionally the following. User will creating a new brokerage contract the following steps: <ol style="list-style-type: none"> Adjust brokerage contract dates as is. <ol style="list-style-type: none"> System will appears as following period. User will select property and units will be covered (as is). <ol style="list-style-type: none"> System will retrieve, appears as following property information, units. Brokerage contract parties (as is). <ol style="list-style-type: none"> System will retrieve, appears the following BO information as first party. User will add lessor / lessor representative (as is).



	<p>3.4.1. System will retrieve, appears the lessor and their representative data as the following Lessor / representative.</p> <p>3.5. Brokerage contract scope as following scope, considering rule BR2.</p> <p>3.5.1. If user checked Marketing option should be enter the marketing commission percentage value.</p> <p>3.5.2. By default, Unit leasing option is checked, not editable.</p> <p>3.5.3. User will find new filed to enter the percentage value of Unit leasing.</p> <p>3.6. User will find new section called name Financial information,</p> <p>3.6.1. User should be able to find a list of associated BO IBAN accounts. Once a selection is made from the list, the system will retrieve the corresponding bank name. If the IBAN does not exist in the list, the system will redirect the user to the relevant page to add a new IBAN and then return to the brokerage contract page to select IBAN which recently added.</p> <p>3.6.2. User should be find a list of payment methods options including:</p> <p>3.6.2.1. (Bank transfer," تحويل بنكي", Cash," نقدي", Bank Cheque," شيك بنكي"), user will able to select one of them but is optional.</p> <p>3.7. In the brokerage contract terms, the user should be able to view the following new terms:</p> <p>3.7.1. The new content of terms will be from term (1): term (11).</p> <p>3.7.2. Based on BR10, user should be select one.</p>
Alternative Scenario	User able to create the brokerage contract across rental contract journey as is, and denoted in use case number 6.2.3.
Exception scenario	N/A



Specifications

- 1- System should be consider the following rules: [BR1](#), [BR2](#), [BR3](#), [BR4](#), [BR5](#), [BR6](#), [BR7](#), [BR8](#), [BR9](#), [BR10](#), [BR11](#), [BR12](#), [BR13](#), [BR14](#)
- 2- Once the user submits the brokerage contract to the lessor, should be able to preview the brokerage contract document considering rule [BR4](#).
- 3- The system should accurately reflect and display in (UI), the information entered when creating a brokerage contract. This information should be organized into tabs within the user interface (UI), against design.
- 4- System will set the city of BO in broker office [sealing location](#) field, sealing date, broker office type will be fixed text “منشأة” in Arabic.
- 5- The system will concatenate the fields of the brokerage office address as they appear in the rental contract document, will be as showing in figure below:

Brokerage Entity Address طريق مكة المكرمة، 12311، 4229، 6370 الرياض، الرياض عنوان المنشأة العقارية:

- 6- The fields that mentioned in lessor information from ([Name](#): [Address](#)) should be display the representative's data if a legal representative is present for the lessor, otherwise if the lessor does not have a legal representative, the lessor's data will also be displayed in the same range of fields from ([Name](#): [Address](#)).
- 7- If the representative is present for the lessor should be display [permission No](#).
- 8- The following fields ([lessor/owner name](#), [ID number/unified number](#)) will be matched and display the lessor's information accordingly, whether it is an individual or an organization.
- 9- System will redirect the user to the relevant page to add a new IBAN, if IBAN does not available in list of IBANs that belong to BO profile, bank name will retrieved, matched with IBAN selected.
- 10- User should be find new tab called name “Governing Law and dispute resolution”, “تسوية المنازعات” in Arabic”, considering [BR10](#).
- 11- Additional terms (As is), new term will be added by user should be appears in the last [term number](#) (11) of document.

Integration

As is

Use case fields.

#	Field English Name	Field Arabic Name	Type	Mandatory /Read only	Validation Control
Brokerage contract duration , “بيانات العقد”					
As is existing fields in agreement, with amount of title changes in Arabic additionally the following					
	Brokerage Contract number	رقم العقد	As is		
	Brokerage Contract sealing date	تاريخ إبرام العقد			
	Brokerage Contract start date	تاريخ بداية العقد			



	Brokerage Contract end date	تاريخ نهاية العقد	
	Brokerage Contract period / Duration	مدة العقد	
#	Brokerage office sealing location	مكان إبرام العقد / المدينة	Will be set the BO city by the system
بيانات الوسيط العقاري (الطرف الأول), "Brokerage office information"			
#	As is existing fields in agreement, with amount of title changes in arabic additionally the following		
	Brokerage office name	الاسم	As is
	Broker office type	النوع	Will be set fixed text of ("منشأة") in Arabic
	BO Unified number	الرقم الموحد	
	BO manager mobile number	رقم التواصل	As is
	BO manager email	البريد الإلكتروني	
	Broker office address	العنوان الوطني	
بيانات المالك / الممثل النظامي للمالك (الطرف الثاني), "Lessor / lessor representative information"			
#	As is existing fields in agreement, but with amount of changes the following fields will		
	Name	الاسم	These fields will display the representative's data if a legal representative is present for the lessor. However, if the lessor does not have a legal representative, the lessor's data will also be displayed in the same section
	Nationality	الجنسية	
	ID number	رقم الهوية	
	ID type	نوع الهوية	
	Mobile number	رقم التواصل	
	Email	البريد الإلكتروني	
	Address	العنوان الوطني	These fields will display the data of the lessor. However, the lessor can be either an individual or an organization.
	Lessor/ owner name	اسم المالك / مالك المنفعة	
	ID number / unified number	رقم الهوية / الرقم الموحد	
	Permission No	رقم الوكالة	
			If not available will display ("--")
بيانات العقار, "Property information"			
#	As is existing fields in agreement, but with adding amount of the following fields		
	Property Name	اسم العقار	
	Ownership document number	رقم الصك / وثيقة الملكية	
	Ownership issue date	تاريخ اصدار الصك / وثيقة الملكية	
	Property type	نوع العقار	
	Property used for	إستخدام العقار	
	Property address	عنوان العقار	
	Plan number	رقم المخطط	
	Land number	رقم القطعة	
	Property area	مساحة العقار	
	Total floors	عدد الأدوار	



	Elevators	عدد المصاعد			
	Parking spaces	عدد المواقف			
Unit information, "بيانات الوحدة"					
#	As is existing fields in agreement, but with adding amount of the following fields				
	Unit number	رقم الوحدة			
	Unit type	نوع الوحدة			
	Unit area	مساحة الوحدة			
	Unit used for	استخدام الوحدة			
	Number of Rooms	عدد الغرف			
#	Field English Name	Field Arabic Name	Type	Mandatory /Read only	Validation Control
Financial information, "البيانات المالية"					
	IBAN of BO	رقم الايوان للوسيط	List	<input type="checkbox"/>	List of IBAN linked with BO
	Bank name	اسم البنك	String	<input checked="" type="checkbox"/>	Retrieved once select IBAN
	Payment method	آلية الدفع	List	<input checked="" type="checkbox"/>	Display available payment methods Such as (Bank transfer, Cash, Bank Cheque) MADA, SADAD)

#	Field English Name	Field Arabic Name	Type	Mandatory /Read only	Validation Control
Brokage contract scope					
	Unit leasing	تأجير الوحدات	As is	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory	Checked by default, not editable
	Unit leasing commission	عمولة الوساطة نسبة التأجير	Number	<input type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory	Set by user, be considering BR2 , BR11 Can be enter percentage or value
	Rent collection	تحويل الإيجار	As is	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	Editable by user
	Units Marketing	تسويق الوحدات	As is	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	Editable by user
	Marketing commission	عمولة التسويق نسبة التسويق	Number	<input type="checkbox"/> Read only <input type="checkbox"/> Mandatory	Mandatory, if unit marketing option checked by user. be considering BR2 , BR11 Can be enter percentage or value

#	Field English Name	Field Arabic Name	Type	Mandatory /Read only	Validation Control
Brokage contract terms					
	Term (1)	المادة الأولى	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory	Content will be display to user
	Term (2)	المادة الثانية : محل العقد	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory	Content will be display to user and System will reflect the following options are



					<p>@Unit leasing, @Rent collection, @Units Marketing</p> <p>depend on brokerage contract creation journey with user selection and matching with term context.</p>
Term (3)	المادة الثالثة : مدة العقد	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		System will set the following (@duration, @start date, @end date) to matching with term context.
Term (4)	المادة الرابعة : عمولة الوساطة	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user
Term (5)	المادة الخامسة : التزامات الطرف الأول	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user
Term (6)	المادة السادسة : التزامات الطرف الثاني	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user
Term (7)	المادة السابعة : فسخ العقد	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user
Term (8)	المادة الثامنة : تسوية المنازعات	List	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user, consider rule BR10 , either BR12 Should be matching with term context.
Term (9)	المادة التاسعة : الإشعارات والمراسلات	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user.
Term (10)	المادة العاشرة : نسخ العقد	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		Content will be display to user.
Term (11)	المادة الحادية عشرة : أحكام وشروط إضافية	String	<input checked="" type="checkbox"/> Read only <input checked="" type="checkbox"/> Mandatory		System will reflect any additional terms that added by user.

6.2.3 Create rental contract

Use Case Title	Create rental contract
Use Case Number	6.2.3
Use Case Description	Providing a description of the changes that will be reflected in the brokerage contract if created through the rental contract journey.
Related User Stories	US1 , US2 , US3
Actor	As is
Trigger	If brokerage contract does not exists or terminated or expired as well.
Pre-condition	There is no active brokerage contract between BO, lessor.
Post-condition	N/A
Main Scenario	<p>Residential, Commercial Contract creation steps will be As is, additionally the following:</p> <ol style="list-style-type: none"> 1- In Submit Contract for Approval journey, user will find "Preview brokerage agreement" will be "Preview brokerage contract". 2- The brokerage contract dates will be as is, with added new fields appears as illustrated in period.



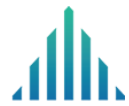
	<ul style="list-style-type: none"> 3- Covered property and units will be as is, with added new fields as illustrated in property information, units. Should be appears in UI, reflected to contract document as well. 4- Brokerage contract parties will reflected (as is), with added new the following fields: <ul style="list-style-type: none"> 4.1. System will retrieve BO information as illustrated in BO information as first party. 4.2. System will retrieve System will retrieve, the lessor and their representative data as the following Lessor / representative. 5- In Brokerage contract scope: <ul style="list-style-type: none"> 5.1. System should be checked the following options are (Unit leasing, rent collection) by default and user cannot be editable, 5.2. User should be finds only (Unit leasing, rent collection), otherwise option unlocked, should be hidden as BR2 5.3. User should not enter "Unit leasing commission" value, system will reflected depend on BR11. 5.4. User should not enter "Marketing commission" value should be hidden, considering BR7. 6- In financial information <ul style="list-style-type: none"> 6.1. System will reflect (IBAN, Bank name, Payment method) which user selected through rental contract creation, should be reflected in brokerage contract document, UI as well. 7- In the brokerage contract terms, <ul style="list-style-type: none"> 7.1. In additional to above sections, user will able to view the new content of terms from (Term1 to term11). 7.2. system should be consider BR12, reflected (term(8)). 7.3. User will be able to add new term, once added should be appears in last term number (11) of document.
Alternative Scenario	N/A
Exception scenario	N/A
Specifications	<ul style="list-style-type: none"> 1- System should be consider the following rules: BR1, BR2, BR3, BR4, BR5, BR6, BR7, BR8, BR9, BR10, BR11, BR12, BR13, BR14 2- Once the user submits the brokerage contract to the lessor, should be able to preview the brokerage contract document considering rule BR4. 3- The system should accurately reflect and display in (UI), the information entered when creating a brokerage contract. This information should be organized into tabs within the user interface (UI), against design. 4- System will set the city of BO in broker office sealing location field, sealing date, broker office type will be fixed text "منشأة" in Arabic.



	<p>5- The system will concatenate the fields of the brokerage office address as they appear in the rental contract document, will be as showing in figure below:</p> <p>6- The fields that mentioned in lessor information from (Name: Address) should be display the representative's data if a legal representative is present for the lessor, otherwise if the lessor does not have a legal representative, the lessor's data will also be displayed in the same range of fields from (Name: Address).</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Brokerage Entity Address طريق مكة المكرمة، 12311، 6370، 4229 عنوان المنشأة العقارية: الرياض، الرياض</p> </div> <p>7- If the representative is present for the lessor should be display permission No.</p> <p>8- The following fields (lessor/owner name, ID number/unified number) will be matched and display the lessor's information accordingly, whether it is an individual or an organization.</p>
Integration	As is

6.2.4 View / download brokerage contract

Use Case Title	View / down load brokerage contract
Use Case Number	6.2.4
Use Case Description	Describe the behavior when preview and download the document by BO user or lessor.
Related User Stories	As is
Actor	BO manager BO staff Lessor
Trigger	Once BO creating contract, submitted to lessor.
Pre-condition	AS IS
Post-condition	N/A
Main Scenario	steps will be as is, considering naming convention as Transition Table
Alternative Scenario	N/A
Exception scenario	N/A
Specifications	<p>Consider incorporating the new data fields as depicted in the sections relevant as following:</p> <ol style="list-style-type: none"> 1- Brokerage contract duration 2- Brokerage office information 3- Lessor / lessor representative information 4- Property information 5- Financial information 6- Brokage contract scope 7- Brokage contract terms <p>Considering the following rules: BR1, BR3, BR4, BR5, BR6, BR7, BR8, BR9, BR10, BR11, BR12, BR13, BR14</p>
Integration	As is



6.4 Messages

#	Type	Content
As is	As is	As is, Considering the replace "brokerage agreement" to be "brokerage contract" words as mentioned in transition table

6.5 Naming convention transition table:

Transition / Mapping titles			
As is		To be	
English name	Arabic name	English name	Arabic name
Brokerage agreement	إتفاقية الوساطة	Brokerage contract	عقد الوساطة
Brokerage agreement number	رقم الإتفاقية	Brokerage contract number	رقم عقد الوساطة
Agreement selling date	تاريخ إبرام الإتفاقية	Brokerage contract selling date	تاريخ إبرام عقد الوساطة
Agreement start date	تاريخ بداية الإتفاقية	Brokerage contract start date	تاريخ بداية عقد الوساطة
Agreement end date	تاريخ نهاية الإتفاقية	Brokerage contract end date	تاريخ نهاية عقد الوساطة
Agreement period	مدة الإتفاقية	Brokerage contract period	مدة عقد الوساطة
Remaining period	المدة المتبقية	Remaining period	المدة المتبقية
Covered properties and units	العقارات والوحدات المغطاه	Covered properties and units	العقارات والوحدات المغطاه
Property details	بيانات العقار	Property details	بيانات العقار
Unit details	بيانات الوحدة	Unit details	بيانات الوحدة
Agreement parties	أطراف الإتفاقية	Brokerage contract parties	أطراف عقد الوساطة
Agreement scope	نطاق الإتفاقية	Brokerage contract scope	نطاق عقد الوساطة
Agreement terms	بنود الإتفاقية	Brokerage contract terms	بنود عقد الوساطة
Agreement steps	خطوات الإتفاقية	Brokerage contract steps	خطوات عقد الوساطة
Agreement timeline	الجدول الزمني للإتفاقية	Brokerage contract timeline	الجدول الزمني لعقد الوساطة
All agreement activities with timestamp	كل أنشطة الاتفاقية مع الإطار الزمني	All Brokerage contract activities with timestamp	كل أنشطة عقد الوساطة مع الإطار الزمني
Add brokerage agreement	إضافة إتفاقية وساطة	Add brokerage contract	إضافة عقد وساطة
Brokerage Agreements	إتفاقيات الوساطة	brokerage contracts	عقود الوساطة
View brokerage agreements	عرض إتفاقيات الوساطة	View brokerage contracts	عرض عقود الوساطة
Terminate agreement	إنهاء الإتفاقية	Terminate brokerage contracts	إنهاء عقد الوساطة
Preview brokerage agreement	معاينة إتفاقية الوساطة	Preview brokerage contract	معاينة عقد الوساطة



6.6 Brokeagre Contract Document Data Mapping table

Brokeagre Contract Document Data Mapping					
Brokerage contract information					
بند (1) بيانات العقد					
#	@Brokerage selling date	تاريخ إبرام العقد	@Brokerage contract number	رقم العقد	
	@Brokerage contract end date	تاريخ نهاية العقد	@Brokerage contract start date	تاريخ بداية العقد	
	@Brokerage office sealing location(@City)	مكان إبرام العقد/ المدينة	@Brokerage contract duration	مدة العقد	
Brokerage office information (First party)					
بند (2) بيانات الوسيط العقاري (الطرف الأول)					
#	@Brokerage office name			الإسم	
	@Brokerage office type (will be set fixed text ("منشأة") in Arabic)			النوع	
	@BO unified number			الرقم الموحد	
	@BO manager email	البريد الإلكتروني	@BO manager mobile number	رقم التواصل	
	@Broker office national address			العنوان الوطني	
Lessor / lessor representative information (Second party)					
بند (3) بيانات المالك / الممثل النظامي للمالك (الطرف الثاني وممثلة)					
#	@lessor or @lessor representative			الاسم	
	@lessor or @lessor representative nationality			الجنسية	
	@ ID type	نوع الهوية	@lessor or @lessor representative ID number	رقم الهوية	
	@lessor/ rep email	البريد الإلكتروني	@lessor or @lessor representative mobile number	رقم التواصل	
	@lessor or @lessor representative address			العنوان الوطني	
	رقم الوكالة		الرقم الموحد / رقم الهوية	اسم المالك / مالك المنفعة	
	@Permission No		@unified number or @ID number	@lessor	
Property information					
بند (4) بيانات العقار					
#	@ownership issue date	تاريخ السجل العقاري / الصك	@ownership document number	رقم السجل العقاري أو الصك	
	@property used for	استخدام العقار	@property type	نوع العقار	
	@land number	رقم القطعة	@plan number	رقم المخطط	
	@total floors	عدد الأدوار	@property area	مساحة العقار	
	@ Parking spaces	عدد المواقف	@ Elevators	عدد المصاعد	
			@property Address	عنوان العقار	
Unit information					
بيانات الوحدة					



#	@Unit name	@Unit number	نوع الوحدة	@Unit type
	رقم الوحدة	@Unit Area	استخدام الوحدة	@Unit used for
	مساحة الوحدة	@Number of rooms		
	عدد الغرف			

Financial information

بند (5) البيانات المالية

#			@BO IBAN number	رقم أيبان الوسيط
			@Bank name	اسم البنك
			@Payment method	آلية الدفع
	@Unit leasing Percentage	العمولة / نسبة التأجير	@Marketing commission percentage	العمولة / نسبة التسويق

Brokerage contract terms

بند (6) مواد العقد

#	المادة الأولى
	تعد البيانات السابقة والمحددة في البنود من (1-6) جزءاً لا يتجزأ من هذا العقد ومفسرة ومكملة له.
	المادة الثانية: محل العقد يتولى الوسيط العقاري ممارسة نشاط (@Scope option name in Arabic) ، وفقاً للأوصاف المحددة في البند رقم (4) أعلاه ووفقاً للشروط والأحكام والالتزامات المنصوص عليها في هذا العقد.
	المادة الثالثة: مدة العقد مدة هذا العقد 3/1 @Brokerage contract duration يوماً تبدأ من تاريخ (Gregorian date) الموافق (Hijri date) @contract start date (Hijri date) وتنتهي بتاريخ (Gregorian date) الموافق (Hijri date) @contract end date (Hijri date) وفي حال وجود اختلاف في التاريخين الهجري والميلادي يعمل بالتاريخ الميلادي في جميع بنود العقد. ينتهي العقد بانتهاء مدته أو تنفيذ محل العقد 3/2
	المادة الرابعة: عمولة الوساطة مقدار عمولة /نسبة الوساطة تكون وفقاً للبيانات المحددة في البند رقم (5) أعلاه في هذا العقد.
	المادة الخامسة: التزامات الطرف الأول بذل العناية اللازمة لممارسة الوساطة العقارية وتنفيذ محل العقد 5-1 المحافظة على الوثائق والمعلومات المتعلقة بمحل العقد والتي تسلمها من الطرف الثاني 5-2 الإفصاح عن تعارض المصالح - إن وجد- وأخذ الموافقة الكتابية من الطرف الثاني 5-3 4-5 عدم إفشاء سر من أسرار الصفقات محل الوساطة إلا بموافقة الطرف الثاني. إبلاغ الطرف الثاني في حال إبرام عقد وساطة مع طرف ثالث ، للعقد محل العقد 5-5
	المادة السادسة: التزامات الطرف الثاني ضمان صحة المعلومات التي قدمها للطرف الأول، وأنه لا يوجد على العقار أي قيود تؤثر عليه ما لم يرد ذكره في العقد 6-1 تسليم الطرف الأول الوثائق والمعلومات اللازمة لتنفيذ العقد 6-2 إبلاغ الطرف الأول عن أي تصرف عقاري لاحق على العقار محل العقد - إن وجد - 6-3 دفع العمولة للطرف الأول عند إتمام الإيجار/التسويق، وفق ما هو محدد في الجدول في البند رقم (5) أعلاه في هذا العقد 6-4
	المادة السابعة: فسخ العقد يحق للطرف المتضرر فسخ العقد إذا أخل الطرف الآخر بأي من التزاماته الواردة بهذا العقد.
	المادة الثامنة: تسوية المنازعات في حالة حدوث نزاع بين الطرفين حول تفسير، أو تنفيذ هذا العقد، أو أي بند من بنوده، فللطرفين حله بالطرق الودية خلال (15) يوماً من نشوء النزاع أو اللجوء إلى (BR10 either @BR12@)
	المادة التاسعة: الإشعارات والمراسلات تكون جميع العناوين والمراسلات المشار إليها في هذا العقد والتي يوجهها أحد الطرفين للآخر أو للجهات الحكومية أو القضائية باللغة العربية ومنتجة لأثارها النظامية.
	المادة العاشرة: نسخ العقد حرر هذا العقد كنسخة إلكترونية متطابقة لطرفي العقد وموقعة إلكترونياً من الطرفين وقد تسلم كل طرف نسخة إلكترونياً للعمل بموجبها.
	المادة الحادية عشرة: أحكام وشروط إضافية @additional terms



6.6 brokerage contract template:

Brokerage contract template



عقد الوساطة العقارية
(ايجار) V1.docx