



Background

AccuRental is a tenant screening service, which conducts credit and criminal background checks on potential renters. We service both individual landlords and smaller property managers. Because we collect very sensitive data, including dates of birth and social security numbers, security and confidentiality is critical.

AccuRental directly collects the rental applicant's name, address, date of birth, and social security number. We will then transfer that information via an XML API to our third-party partner, Victig, who will instantly run a credit check and criminal record check based upon the information that we provide. Once that background check has been completed, Victig's system will notify AccuRental that the order has been completed and our system will automatically pick up the XML package from Victig and parse the information into an online background screening report.

Site Specifications

The following is a brief outline of both the current and future functionality of AccuRental. This should help to provide some basic sense of how the site operates in its current condition, and what we hope the site to be able to perform in its finished state.

1. Landlords register for an account on `index.php`. In the current setup, an email is sent to the landlord to activate his/her account.
2. Once the account has been activated, the landlord logs in and is forwarded to `members.php`. From this members' area, the landlord has the option to list a rental, review applications that were received, screen tenants, and generate leases. In the current setup, the landlord cannot screen tenants or create a listing until the landlord creates a property profile. They will be redirected to `create_property.php` to create a property profile.
 1. Many of AccuRental's customers won't have any interest in creating a full rental listing, which is why this is not required. They may already have several applicants and they just want to use AccuRental to screen the applicants. To do so, they must still create a property profile, which requires a name for the property and its address.
3. When the landlord creates a property profile, that profile is saved to a MySQL database and the landlord can now create a property listing or screen applicants.
4. If the landlord chooses to create a rental listing, he will be redirected to `create_property.php`. From here, the landlord fills out the information from his property.

1. Ultimately a cron job will be set up to take every rental entry from the MySQL database and convert it to an XML file, which our partner will pick up every night and syndicate to Zillow, Trulia, etc. This is not yet created.
5. When the applicant chooses to screen an applicant, he will be sent to `tenant_screening.php`. The landlord chooses the property and enters the applicant's name and email address. The landlord is then sent to a page to choose his preferred credit score for his applicant, choose the package he wants to order, and then submits the order.
 1. An email is then sent to the applicant notifying him that the landlord has requested a background check. The applicant is asked to click on a link to supply his consent and enter his personal information.
 2. The tenant is sent to a page that explains the details of the background check being performed, asks his consent, and then requires him to enter his date of birth and social security number. See <http://www.accurental.com/tenant.php>
 1. If the landlord chose to have the tenant pay for this report, the tenant will be prompted for credit card information.
 3. After the applicant enters his information (and possibly pays) the information is sent to our third party partner, Victig, via the XML API. Victig performs an instant credit and criminal record check and notifies AccuRental via the API when the report is ready to be picked up. AccuRental receives the XML package and parses the information to create an online tenant screening report.
 1. NOTE: This is the primary feature of the site and has not yet been created. We have the XML API information and specifications, but it has NOT been integrated.
 4. An email is automatically sent to the landlord stating that the tenant screening report is ready and he can log back in to view it.
 5. The landlord can now view the report online. A mock up of what the report will look like has been created and will be available to the programmer.
6. The final feature is the ability to create instant leases that can be electronically signed. We have an agreement with HelloSign which will allow us to forward information via their API, which will alter a lease template and an email will be sent to the landlord and the applicant with a link to the create lease on HelloSign.
 1. While we have the API documentation, this feature has NOT been created yet.

HOME

Members

Create Property Profile

Create Listing

Review Applications

Screen Applicants

Create Lease

Listing added to mysql and cron job converts all listings to XML for syndication partner

When a listing is created, renters to can start submitted online applications.

The landlord enters the applicant's name and email address, selects a preferred credit score and screening package.

Email sent to applicant notifying them of screening request. Applicant must use link in email to fill out form to collect consent and identification information

Landlord enters the name of accepted tenant, provides information relating to amount of rent, length of lease, etc and information is sent via API to HelloSign to generate lease and provide electronic signature.

Tenant Screening Outline

Applicant Receives email
notifying him of screening request

Applicant clicks on link
and supplies consent
and information

If landlord chose for
tenant to pay, tenant
prompted for credit
card

Information sent to
third party partner,
Victig, via XML API to
run background check

Victig API notifies
AccuRental when
XML package ready.
AccuRental receives
package and parses
information into report

AccuRental sends email
to landlord notifying
him that tenant
screening report ready