

All-in-One Real Estate Platform Instructions =====

0) Overall - Build one platform with two views: Customer View (public) and Broker View (back office). - Include a demo toggle in the header to switch between views instantly (no re-login required in demo). - Use the same backend and data; only the fields and features shown are different per view. - Keep public data display compliant (public view shows only fields allowed for public display; broker view can show everything).

1) Demo Toggle - Add a "View: Customer | Broker" switch in the top right. - When switched, the entire navigation and visible components change to the chosen view. - The current view is remembered while browsing the site.

2) Customer View — What to Build Purpose: Zillow-simple search with CREXi-depth metrics; let users submit an offer that brokers receive.

Search page: - Prominent search bar supporting address, city, ZIP, and keywords. - Map with pins and a list of results side-by-side. - Filters panel with: Price, Property Type, Building Size, Lot Size, Year Built, Cap Rate, Occupancy, Lease Type, Zoning, Status, and "Has" toggles. - Sort options: Relevance, Newest, Price (Low→High / High→Low), Cap Rate (High→Low), Building Size (High→Low), Lot Size (High→Low). - Result cards show: photo, price, address, property type, and three quick metrics. Buttons: Save, Request Tour, Make Offer.

Listing detail page: - Gallery, stats (price, cap rate, NOI, price/SF), description, map. - Public documents section. - Broker attribution/disclaimer text. - Buttons: Request Tour, Ask a Question, Make Offer, Save.

Make Offer flow (customer): - Guided offer form collects buyer info, offer terms, contingencies, closing date, inclusions/exclusions. - Allow uploads: proof of funds or pre-approval. - On submit: confirmation with Offer ID and Track Status link.

Customer account area: - Saved Listings, Saved Searches (with alerts). - Offers list with status and timeline.

3) Broker View — What to Build Purpose: Receive/manage offers, oversee listings, contacts, and tasks.

Dashboard: - Counters (New Offers, Pending Counters, Tasks due). - Recent activity feed.

Offers inbox: - Table with: Received date, Listing, Buyer, Price, Status, Actions. - Filters by status, price, listing, date.

Offer detail: - Full terms and uploaded docs. - Timeline of actions/notes. - Actions: Accept, Decline, Counter, Request Documents.

Listings management: - List and edit listings. - Mark fields/docs as Public or Broker-only. - Upload Public and Private docs.

Contacts / Leads: - Rolodex with customer accounts (offers auto-create contacts). - Notes, tasks, outreach info.

Tasks: - Kanban board (New, In Progress, Done). - Auto-create tasks after Accept/Request Docs.

Settings: - Brokerage profile and attribution text. - Team roles: Admin, Agent, Coordinator, Read-only. - Email templates (Offer received, Counter, Accepted, Declined, Docs Requested).

4) Customer ↔ Broker Hand-Off (Offer lifecycle) - Customer submits → Broker inbox sees instantly. - Broker actions (Accept/Decline/Counter/Request Docs) update both Customer and Broker views. - Timeline auto-updates on both sides. - Broker-only notes visible only in Broker view.

5) Data Visibility Rules - Customer: Public fields/docs only. - Broker: All fields/docs including private notes. - Each field/doc marked Public or Private.

6) Notifications (demo-safe) - On events: show clear on-screen confirmations. - Simulated "Email sent" banner/toast in demo.

7) Performance & Usability Targets - Search results load instantly on map moves. - Filter changes refresh results quickly. - Mobile layouts usable for both views. - Clear labels and error messages on all forms.

8) Acceptance Criteria - Demo toggle switches views and navs instantly. - Customer View: search, filters, offers submit/track, account area. - Broker View: offers inbox with full actions, listings with public/private fields, tasks auto-create, settings editable. - Data rules enforced correctly.

9) Nice-to-Have - Draw-on-map search. - Compare up to 4 listings. - Inline calculators on details. - Export CSV (broker only).