

Project Requirements

URL: usMetroRealty.com

Test User Accounts for three types of accounts:

- kqagent@usmetrorealty.com,ZAbc@123!b2\$
 - kalimseller@usmetrorealty.com,ZAbc@123!b2\$
 - kqbuyer@usmetrorealty.com, ZAbc@123!b2\$
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- Front page similar to: <https://corenyc.com/>. When scrolled down the next page down should be similar to: <https://foresthill.com/>with Search bar, featured properties, map showing current user location properties or by default it should be random properties from Arizona and Oregon states AND, map should show when users search any properties and they are found there should be a map with list of properties similar to above sites.
- Featured Properties Slider: like <https://torontorealtyboutique.com/>
- Featured Listings Page similar to: <https://torontorealtyboutique.com/property-for-sale-in-toronto/>
- Admin should be able to add MLS number on backend to start mark properties as Featured so that they should start showing in featured section/slider.
- When agents manually add properties, they should be able to select to make that property featured as well
- Property Save feature: Users will have to create an account to save properties. Similar to: https://corenyc.com/properties/grid?q=&df%5B0%5D=specifics&df%5B1%5D=Beds&df%5B2%5D=Baths&df%5B3%5D=Neighborhood&df%5B4%5D=City&df%5B5%5D=Zip&df%5B6%5D=PropertyType&df%5B7%5D=SaleOrRental&df%5B8%5D=StatusCode&df%5B9%5D=BuildingName&hf%5B0%5D%5Battributes%5D%5B0%5D=NeighborhoodHierarchy.lvl0&hf%5B0%5D%5Battributes%5D%5B1%5D=NeighborhoodHierarchy.lvl1&hf%5B0%5D%5Bname%5D=Neighborhoods&hPP=24&idx=wp_posts_property&mVPF=1000&p=0&dFR%5BSaleOrRental%5D%5B0%5D=Sale&dFR%5BStatusCode%5D%5B0%5D=100&dFR%5BStatusCode%5D%5B1%5D=200&dFR%5BStatusCode%5D%5B2%5D=240
- Map Search and display: Like <https://sagerealestate.ca/search/?address=main> OR <https://www.alphanyc.com/index.cfm?page=browser>. OR <https://justo.ca/>
- Users can click on a property on the map to get pop up with info and to look at the detail.
- Advanced Search similar to: Users should be able to search by entering a neighborhood name (partial or complete) or they can search with any part of the address...such as city/state/zip/actual address. Advanced Search page should also have Search by Price, Property Type, By State... Similar to this page: <https://harveykalles.com/search-listings/>
- Advanced Search or Menu search should have option for users to select all types of properties. There are Residential, Commercial, Multi-family, Lot/Land and Rental type of properties.
- Neighborhood Profile page similar to: <https://torontorealtyboutique.com/toronto-neighbourhood-profiles/>. We should be able to add/remove certain neighborhoods

- Need a Favorite “Neighborhood” Option in the Menu. See this site:
https://corenyc.com/properties/grid?q=&df%5B0%5D=specifics&df%5B1%5D=Beds&df%5B2%5D=Baths&df%5B3%5D=Neighborhood&df%5B4%5D=City&df%5B5%5D=Zip&df%5B6%5D=PropertyType&df%5B7%5D=SaleOrRental&df%5B8%5D=StatusCode&df%5B9%5D=BuildingName&hf%5B0%5D%5Battributes%5D%5B0%5D=NeighborhoodHierarchy.lvl0&hf%5B0%5D%5Battributes%5D%5B1%5D=NeighborhoodHierarchy.lvl1&hf%5B0%5D%5Bname%5D=Neighborhoods&hPP=24&idx=wp_posts_property&mVPF=1000&p=0&dFR%5BSaleOrRental%5D%5B0%5D=Sale&dFR%5BStatusCode%5D%5B0%5D=100&dFR%5BStatusCode%5D%5B1%5D=200&dFR%5BStatusCode%5D%5B2%5D=240
- Admin should be able to add neighborhood names in the backend that should show up in this menu that users can click to see properties that are in that specific neighborhood
- Our Agents Page similar to our existing website.
- Specific Agent Page. When clicked on agent photo or link the entire website becomes their website. Or users can enter usmetroRealty.com/<user name> and the entire website becomes that agents website with their information on each page and all leads will go directly to them...similar to our existing website.
- Agents should be able to upload videos into their page and edit their profile from the dashboard.
- Join Us Page like <https://www.rightathomerealty.com/why-join> example
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- White paper pages similar to existing website.
- Backend transactions for admin.
- Unique transaction ID needs to be generated one for Oregon and one for Arizona. Similar to existing website.
- Transaction id has constant part and a variable part. For example:
 - Arizona: AZ-<Date>-<Time>-<Incrementing number>
 - Oregon: OR-<Date>-<Time>-<Incrementing number>
 NOTE: The incrementing number is a variable and admin can change the starting number in backend.
- Types of Users Accounts: There are three types of user accounts that can be created:
 - Agent - Account
 - Seller - Account
 - Buyer – Account
- Anyone on our website can create any of the above account types where the user information will be collected according to the account type.
- Users will be verified by automatically sending them an email to confirm.
- CAPTCHA or similar authentication will be used for signup
- The Admin will get an email that a user has signed up.
- Admin MUST approve any types of users by clicking on a link that only goes out to the admin email to approve in addition to be able to approving them by logging in as an admin on the backend.
- Agent accounts will require proper linking so that once Admin approves, the entire website will show their information if that agent is selected. So, agent account will create a unique id that

they can enter in the URL or click on there profile page to be able to change the website to their name.

- See Examples listed above with login information provided for detail on each of these accounts. They need to be replicated.
- Agent accounts are different. They allow agents to create transactions and list a property. Agent account is the only one that is capable of adding a Transaction.
- When agent creates a transaction...
 - The admin gets an email to approve the transaction or they can approve it from backend.
 - Admin can click on a link in email or go to backend to approve.
 - Agents can submit the transaction to Admin for final review and to send it to Escrow/Title company when transaction is ready to be closed.
 - Only admin can click (or from the backend) and send that completed transaction to the Title company with predefined information that agent enters. The transaction will be emailed to title with information that agent enters. I will provide a sample "Instructions to Title" email that will be sent to the tile company's email address that agents enter in the transaction.
 - All transactions when created are assigned a unique ID that is based on starting number that is added for each state and is defined above.
- Buyer and Seller accounts are also different as they can list a property on our website...similar to agents account. Please see the current website backend "seller" account for detail.
- All three types of accounts (Agent, Buyer, Seller) currently have basic functionality in the existing website. That includes for them to be able to save searches, Help Desk where they can ask a question that will go to admin. Please see current all types of accounts listed above and review the "Dashboard" and features in it.
- Market Activity Menu: It should allow Admin to add weekly/monthly/yearly reports. The reports will be PDF or images. Also it will allow users to write something about the report....like heading. Users will need to be logged to be able to see the reports page.
- Downloads Page: Admin will be able to add collection of videos and files with heading defining the things to download. Logged in users only will be able to see it.
- Our Story Page: Where admin will be able to add text and videos for different things that people could watch on the website....no login required.
- Have chat feature with business hours otherwise users can send a message outside of chat hours that will be forwarded to email and/or phone.
- Lead capturing like <https://justo.ca/> or <https://www.bondnewyork.com/> examples
- SEO optimizer and configurable.
- The site must be handheld devices friendly. So, the site should show nicely on iPad, iPhone and other Android devices.

- API integration for AZ and OR. Here is the information. The site must be updated multiple times throughout the day. It must be updated at least twice a day:
 - Oregon
 - Username and Bearer Token will be provided.
 - API: <https://resoapi.rmlsweb.com/reso/odata/>
 - Metadata: [https://resoapi.rmlsweb.com/reso/odata/\\$metadata](https://resoapi.rmlsweb.com/reso/odata/$metadata)
 - Additional information on the RMLS web API can be found here: <https://rmlscentral.com/reso-api-documentation/>
 - Arizona
 - Oauth Key, Secret, Access Token information will be provided
 - For documentation and support go to: <http://sparkplatform.com/docs/overview/api>
- Create and implement any cron jobs to update the site automatically multiple times a day including the property and photo information from both states and similar to the existing site. The cron jobs will need to be for all types of properties and associated photos updating.

Notes:

- The development needs to be performed and tested within our siteground account. I will provide access to the site.
- I will provide a copy of the current (Joomla) website to look at the backend processes. Many processes do not work in the current website and it only needs to be used as general guide to develop the new website.
- Please make sure all previous code and configs provided for development help is confidential and propriety information. It must not be shared outside of the project team that will be working on this project. Thank you.