

Supporting Documents for ProperLease

1. Founder Bio

Darius Ellis is a real estate investor, SaaS entrepreneur, and blockchain strategist. With over a decade of experience in both real estate operations and software platforms, he has a passion for disrupting traditional landlord-tenant systems through automation and transparency. His past work includes rehabbing multifamily units, advising on tokenization projects, and launching AI-enhanced tools for property managers.

2. MVP Development Timeline

The following 12-week plan outlines the phased development for ProperLease's MVP:

- Week 1–2: Smart Lease Engine (AZ compliant) and rent collection UI
- Week 3–4: Escrow logic + maintenance vendor payout logic
- Week 5–6: RentSpree API integration and tenant workflow UX
- Week 7–8: LegalShield automation and sheriff/constable hooks
- Week 9–10: AI assistant (landlord + tenant chat), LangChain + OpenAI
- Week 11–12: Smart lock APIs, bug testing, mobile responsiveness

3. MVP Wireframe Notes

The MVP will prioritize mobile-first dashboards with the following wireframes:

- Owner Dashboard: Portfolio view, rent status, legal alerts, ROI insights
- Tenant Dashboard: Pay rent, submit maintenance, view lease, smart lock access
- Admin Portal: Dispatch vendor, escalate legal issue, automate notices

Design will be low-code friendly with Tailwind and React component structure.