

Property Rental Management System (PRMS) Requirements

The **property rental management system** is a rental system that will allow people to post their property to let potential renters view and rent it if desired. This system will be hosted on a server that will be connected to a **database** containing information such as the list of users and listings in the system. When a user or client connects to the system, they will be prompted to enter a username and password and if left empty, they will be assumed to be just a **regular renter** who can search, view different listings created by landlords, and email the landlord if desired. If the user chooses to log in, the system will open a menu with different options depending on their account type.

There are 3 types of accounts which are manager, registered renter, and landlord. A **registered renter** can surf the system similar to the regular renter, however, has the ability to receive notifications as new listings are posted matching his/her search history. The **manager** can manage the system though changing the fees or states of different listings in the system. These include the property listing being active, not active, rented, cancelled as well as suspended. They can request the system for a periodical summary report of the system which will have information of the total number of listings, status of these listings, number of houses rented, total number of active listings and the list of houses rented in the desired time period. Finally, the manager can also request information about different users registered to the system and listing stored in the database. Lastly the **landlord** has a menu that will allow them to create, manage, and pay for his/her different listings. The landlord can create different listings but for them to be active, he must pay a certain fee which is set by the manager. He also has the ability to edit these listings such as changing its states which includes active, rented, cancelled, etc.

To implement this property rental management system design, we will need the following system requirements to be met:

- Users/Client should be able to connect to the system/server
- Users must be able to login with their credentials or as regular renters
- System must be able to connect to a database which store's the system's information
- The following shows the privileges given to each type of user:
 - Regular renter
 - Search for a listing by
 - Apartment, attached/detached house, townhouse, etc.
 - Number of bedrooms
 - Number of bathrooms
 - Furnished/unfurnished
 - City quadrant: SW, NW, NE, SE
 - View listing
 - Email landlord
 - Registered Renter
 - All privileges of regular renter
 - Get notified when new listing matching their searches is posted
 - Landlord
 - Registration of their property to the system

- Payment of fees to activate listing
 - Edit their listing
- Manager
 - Change fee by amount or period
 - Get periodical report
 - Get entity data (landlord, renter, or listing)
 - Change listing state (active, rented, cancelled, suspended, etc.)