

We are building a simple platform renting furnished apartments for online stays, lets call it airbnb for long term stays.

BY READING THIS INFORMATION AND REQUIREMENTS YOU AGREE KEEP ALL INFORMATION CONFIDENTUALLY, MEANING YOU ARE NOT ALLOWED TO SHARE DETAILS WITH ANYONE ELSE WHO IS NOT DIRECTLY RELATED TO PROJECT. IF YOU ARE NOT AGREE, PLEASE DELETE THIS PAGE AND ENTIRE MESSAGE FROM ME AND LET ME KNOW.

I like you to understand what we are building and how it would be used by the Host (landlord) and person who will rent the apartment (tenant)

Here is the general description of the requirements. I have tried to write it from the users' side that and everything will be implemented for them for best UI and UX. I will be responsible for pictures and graphics and logo " ( which will be "home" button as well when clicked. I will send the logo later on.

So, lets see if everything is clear and "the bigger picture is understandable and then we can then list the step-by-step all the requirements and you can chunk them to the WordPress development and parts which has to custom written in one of the following languages (you can choose the best you are at ) Nodejs, or PHP, or Python, or Ruby. Please let me know about details.

Tips: Our check out solution will be a bit like [housinganywhere.com](https://housinganywhere.com) . You can also check <https://housinganywhere.com/> to see the payment part works in practice, even though things will be unique on our platform payment part is similar.

You can of course ask question and do your comments before giving me a detailed offer and development plan.

- 
- 1- What: The bigger picture and a rough description
  - 2-An overall description
  - 3-Specific requirements

**1: What:** Haasly.com will be a monthly-based housing rental platform. It is like Airbnb for longer stays and rented monthly bases. Our concept is ideal from 1 month to 9 months rentals, however, people can rent as long as they and the landlord agree. In very basics it

will work like airbnb. When platform is ready, host will upload their properties and tenants will sent request to rent the apartment and details are below.

## **2: How the platform will work overall.**

**2.1: Becoming host/landlord on our platform.** A potential landlord will send a request to be a host on the platform. They need to complete the steps that will be described and they need to attach an ID and an agent license if they are an agent. Then we will approve, or ask further questions or decline the be a host.

**2.2: Tenants-** Everyone is able to view the available apartments and see the details. Like on Airbnb for or most of the national rental apartment listings. For potential tenants will be able to choose among the cities we offer rental apartments. Like, drop-down name of the cities. (We will use the template called HOMEY but we have to implement solution that city names are not searchable but users can choose from the list. Because we will just a few cities in the beginning. I will, send a link to template that list the name of the cities ) Available rentals in that specific city will be listed. Listing should be able to sort out by sorting options on the template.(price, date etc template has this feature)

## **3: Specific requirements**

### **3.1: Tenant profile and functions.**

-Login and creating profiles . Template has this feature too.(assuming that template is working properly online version)

#### **Login and verification;**

-Registering profile via our registration form and Facebook, or LinkedIn login(how long extra time would it take to integrate LinkedIn? If it take much time we can drop it ad the moment.). Social platform info fetches the user picture from Facebook or LinkedIn, name and email.. I think there are standart. (The template includes google login but I don't find google registry safe and personal enough).

-Confirmation of email. All the users who want to create a profile must confirm e-mail regardless they create a profile with a registry form or via social login.

-Communication between tenants and landlords; the template includes communication/ messaging via the platform so that would be fine in the beginning. However, it would be nice that all the parts get an email notification when they receive an email if not this feature already included. Please check.

-Sending a request to rent an apartment: Potencial tenant sends a request to the landlord by choosing the months he/she is planning to stay. Number of the months to rent: For 3: April, May, June. and then the potential tenant can choose the more exact dates from the calendar(you will see on the demo and then template). WE should require them to give as much info as possible by in the information box that Landlord can decide to rent or not.

-When landlords accept the request, (after messaging between them on the platform)the landlord sends an invitation to the potential tenant to book the apartment.

-The tenant receives the invitation the email and click "book now" and after signing the agreement, the tenant is ready to make the payment.

**-Question:** Can we imliment a signature feature from DocuSign etc to sign the agreement? Even better if we can do everything on the platform but it should be more than only "checking" I read and accept the terms and conditions.

-Payment: When the tenant "signs" the agreements so it is ready to pay and rent the apartment. The system must bring automatically calculated and make ready to reserve the money in our accounts. For example; 1000 monthly rent

First month's rent Euro.	1.000
Deposit (equal to rent)Euro	1.000
One time service fee.	50

-----  
Total: Euro. 2050

( I can send an example from Housinganywhere but you can also check housinganywhere.com too. It might be helpful to visualize)

#### **-Further payments for those who are renting more than a month**

- Reminder: 5 days before the next payment day the tenant receives an email (SMS too later on). On this date..... some 1050 (rent+%5 service fee) will be charged to your card..... Please make sure that the card you registered have enough coverage or change the Credit Card (CC)information from your profile.

-On the payment day tenant's CC will be charged. (the payment date is one working-day before the agreement day.

and I think that's it from the tenant's side. Everything else should be working.

### **3.2: Landlord features and interactions.**

- Landlord registry. The template is a bit poor as much as I could see. The landlord fills out the registry form what's included in the template and next and (like here <https://housinganywhere.com/list-your-place> )

Welcome to Haasly.com as Host.!

We need some basic information before you can start listing properties

Which describes you best?

I am a private landlord

I am part of a rental company

Other (next step the other should be identified.)

What is your phone number?

The country code must be picked from the list and the number can be typed in.

Verify the phone number (I think the easiest way is by a code?)

and NEXT

Identity verification.

(here the Landlord or agent must identify their ID)

Accepted ident types.

(must be chosen  either) Passports or National ID cards with a picture. Driver license.

-----  
Please upload a clear picture of your Passport or National ID with passport

(A notification under "why we ask your ID" info: to secure and the tell the reason why we ask a copy of ID...)

**Question:** What would be the easiest way to verify the identification at this stage? Using a service or simply the system sends us the information given and ID picture and we verify manually until we can build a more advanced platform?

-----  
(When this information is given. )

Such notification will be given: Thank you for supplying ID information. We will verify your profile as soon as we can however you can manage your property under my listings (as a hyperlink from the platform).

**!!!Important point and question.** The landlord can enter the apartment information (to reduce friction) but the apartment won't be listed until the ID and profile is verified? OR if this will be difficult, the landlord receives the message that we will verify the ID and the profile asap and let them know... ? and then landlord received an e-mail that ID and profile was verified and they are welcome to list their properties?

Either way; from adding a new listing; This is how it is on template ( I am adjusting with some small changes to existing template) You will see these detail if you visit

<https://demo01.gethomey.io/become-a-host/>

### **What kind of place do you want to list?**

*Shared room* option can be removed, as our model is based on renting an entire apartment but we can allow "private room" to see how it goes.

### **Description:**

-Inside the description box, we can have a guideline about how should a good description will be. As they type that pre- description disappears ..

### **Type of listing, (these 3 options would be enough)**

- Apartment
- House
- Max Number of guest
- Villa/House with garden.
- Size (only in Squaremeter) so unit of measure can be deleted.

### **Price**

- One option only: Single monthly price. (we will remind the landlord that if they want to charge different prices in some seasons so they have to enter different listing for same house and clearly write the renting periods)

### **Setup Extra Services Price (cleaning etc.) It can be changed like this.**

-"Single fee" will stay only. delete all other repetete charge options.

### **Security deposit**

-It can be written like this. Standard 1 month rental price. and it will automatically come when the tenant is paying. (as it is mentioned above)

### **Media.**

It looks ok as it s know on the template.

### **Features**

All looks ok. Noting to add or delete at the moment

### **Location:**

On the demo template it seems like it is working but we have to check that template is using the correct version of google maps.

Bedrooms (we can like this) Bedrooms (if you want to define more)

Terms (by the Landlord) We will hand Terms and Conditions both for tenants and Landlors however Landlord can decide on these rules.

Cancellation Policy. Standard for all guests and Haasly decides

Minimum days of a booking: MUST changed as = Minimum months of a stay: standard 1

Maximum days of a booking: MUST changed as = Maximum months of stay: Standars 36

Check-in After - Check-out Before = Must changed as Start and end of stay must be agreed between tenants and landlords. So you can delete the hour options but write this statement instead. ..

and when we SUBMIT: this writing comes : **Congratulations. Your listing has been submitted for approval** But nothing happens on demo so we have to see in real and find a good and simple solutions.

### **3.3: Booking approval by Lanlord.**

(on the template there is a future called "allow instant bookings" so We can make it permanent that booking must be approved by the landlord. ) So;...

-When a potential tenant sends request to book the apartment, the landlord gets message both on the platform and e email reminder (I dont know email option is included in the the template but but we add the otherwise)

-When the landlord has enough information so he/she approves the request and tenant receves approves e-mail and the rest is described above. (signing agreement and reserving the money ( 1 month rent+ deposit+ 5%our fee each month as long as the tenant rents the apartment via us)

### **3.4. Payment to the Lanlord.**

We will clearly write in the Landord information that they will be paid 3 days after tenant check in /or takes over the key.

In order to make it possible, we have to have Landlords bank account information as the payment company requires and all the other things will be needed in order to make the payment monthly and safely.

#### **4: General features; (that are not included in the template as far as I could see.)**

These must work properly.

- The scenario I described in rental progress that Tenants send the request and rental and personal information and reach to landlord's message box, and the landlord receives an email reminder.

- When the tenant approves the "tenancy rental agreement" the tenant makes the payment and money will be reserved on our accounts.

- 3 days after the check-in, the first month of the rent will be paid to the landlords account automatically, if not( we can get a reminder and we can pay manually in the beginning)

- Also remind that a tenant leaves the rental apartment. That After 3 days he or she gets her deposit back if there is no damage etc.

#### **This to consider.**

- The storage of all the data.
- Backup and redundancy systems

#### **5:Nonfunctional requirements**

- Giving us the option to add new cities when we add new ones, or we will need your help after a while.

- Implementing a payment company to reserve, receive money, and do the payments..

- A database of the entire system when we migrate to another platform. Like inhouse build platform after testing MVP.

- The database is also important to keep login information and registry information. If any of the parts involve in an illegal situation and delete the profile on our platform, so we might need to have legal proof.

- GDPR. EU and Norwegian authorities very much keen on that. I think there a proper plug-in for GDPR if not already included?

**Here is other payment systems to consider. (in addition to Paypal and Stripe which is included in the plug-in)**

Chargebee Wordpress imlimente oluyormu bilmiyorum fakat iyi bir alternatif olabilir.

<https://www.chargebee.com/>

<https://nordeaconnect.com/solutions/prices/>

<https://blog.2checkout.com/online-payment-processing-fees/>

<https://www.flywire.com/industries/travel>

<https://www.ixopay.com/en/features>

<https://paylinedata.com/online-payment-processing-1/>