

Trevin Hartzler  
Prof. Joseph Gradecki  
Re-Design: User Interface  
November 12, 2023

#### Revisions:

- No GUI updates
- Stretch Goal items have been marked with (\*) now

## A. Admin/Property Manager Side:

### 1. Rent Roll

- The Admin would  
Login to gain access.

HomeEasy

http://www.HomeEasyDemo.com/login

Username

Password

[Forgot Password?](#)

Login

- The Admin dashboard  
loads with rent roll with  
the option to select the  
given year.

HomeEasy

http://www.HomeEasyDemo.com/admin/rent-roll

Logo Rent Roll Leases People Properties Maintenance

2023

Export Selected to QuickBooks

Property	Y	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Giocomo Guilizzoni 1298 Lincoln Street		✓	✓	✓	✓	✓	✓	\$600
Marco Botton 1296 Lincoln Street		✓	✓	✓	✓	✓	✓	\$600
Mariah MacLachlan 2132 East Market Street		✓	✓	✓	✓	✓	✓	\$875
Valerie Liberty 621 Quilt Drive		✓	✓	✓	✓	✓	\$930	\$930
--Empty-- 623 Quilt Drive		✓	✓	✓	✓	—	—	\$750

\*(stretch goal would be  
to add filters to narrow  
down the displayed  
properties if many  
properties exist.)

- iii. By clicking on a cell, the property manager can enter and save payment information.

The screenshot shows the HomeEasy web application interface. The top navigation bar includes 'Rent Roll', 'Leases', 'People', 'Properties', and 'Maintenance'. The 'Rent Roll' tab is active. The main content area displays a calendar for November 2023. A modal window is open for the property 'Giacomo Guilizzoni - 1298 Lincoln Street'. The modal contains a table with columns: Date, Receipt Item, Amount, Quantity, Expense, and Credit. The table has two rows of data: one for 'Rent/Month' on 11/1/23 with an amount of \$575, and another for 'Pet Fee/Month' on 11/1/23 with an amount of \$25. Below the table, there are fields for 'Payment Status' (set to 'Paid'), 'Payment Method' (set to 'Cash'), 'Amount Received' (\$600), and 'Date Received' (28-OCT-2023). There are also buttons for 'Download Receipt', 'Print Receipt', and 'Save and Close'. The 'Save and Close' button is highlighted with a red box and labeled 'A.1.iii'.

## 2. Leases

- i. On the “Leases” page, the Property Manager can view all the current properties with leases.

The screenshot shows the HomeEasy web application interface with the 'Leases' tab active. A table displays lease information for various properties. The table has columns: Property, Lease ID, Status, Monthly Rent, Tenants, Beds, Baths, Garage, and S. The table is highlighted with a red box and labeled 'A.2.i'. The 'New Lease...' button is also highlighted with a red box and labeled 'A.2.i'. The table data is as follows:

Property	Lease ID	Status	Monthly Rent	Tenants	Beds	Baths	Garage	S
1298 Lincoln Street	147-958	Active	\$600	Mark & Judy	3	2	N/A	
1296 Lincoln Street			\$600	Greg	3	2	N/A	
2132 East Market Street			\$850	Nancy	4	2.5	1	
621 Quilt Drive	147-975	Ending Soon	\$930	Tijay	4	2.5	2	
623 Quilt Drive	147-902	Taking Application	\$750	*3 applicants	4	2.5	2	

The 'A.2.ii' label points to the 'Lease ID' column header, and the 'A.2.iii' label points to the 'Tenants' column header.

- ii. \*By clicking on the “New Lease” button, or double-clicking the item in the table, the details of the property can be edited.

HomeEasy

http://www.HomeEasyDemo.com/admin/leases

Logo Rent Roll **Leases** People Properties Maintenance

New Lease...

Property

1298 Lincoln Street

1296 Lincoln Street

2132 East Market Street

621 Quilt Drive

623 Quilt Drive

**New Lease**

Property 1298 Lincoln Street

Open Date 28-MAR-2022 Available Date 28-MAR-2022

Monthly Rent \$600 Due First day of the lease period

Fees

Item	Amount	per mo
Pet Fee	\$25	
Late Fee	\$5	day

Contract Type 6 month Then month - to - month

Add

**A.2.ii**

- iii. \*For properties currently open to applicants, clicking on the “Tenants” cell will open the application review page. On the applications page, the property manager can double-click on the application to review it. Once a appropriate candidate is found, click the row and then click the Accept Candidate button to send the notice and begin the lease.

HomeEasy

http://www.HomeEasyDemo.com/admin/applications?leaseID=147-902

Logo Rent Roll **Leases** People Properties Maintenance

Back

Applicant	Income	Household count	EasyInsight	Phone Number	Application Date
Jane Doe	\$56,230	1	N/A	(987) 654-3210	2023.10.12
John Doe	\$95,456	2	0 late 0 missed	(987) 654-3210	2023.10.10
Marcy Doe	\$123,456	7	3/40 late 0 missed	(987) 654-3210	2023.10.07

**A.2.iii**

Accept Candidate

### 3. People

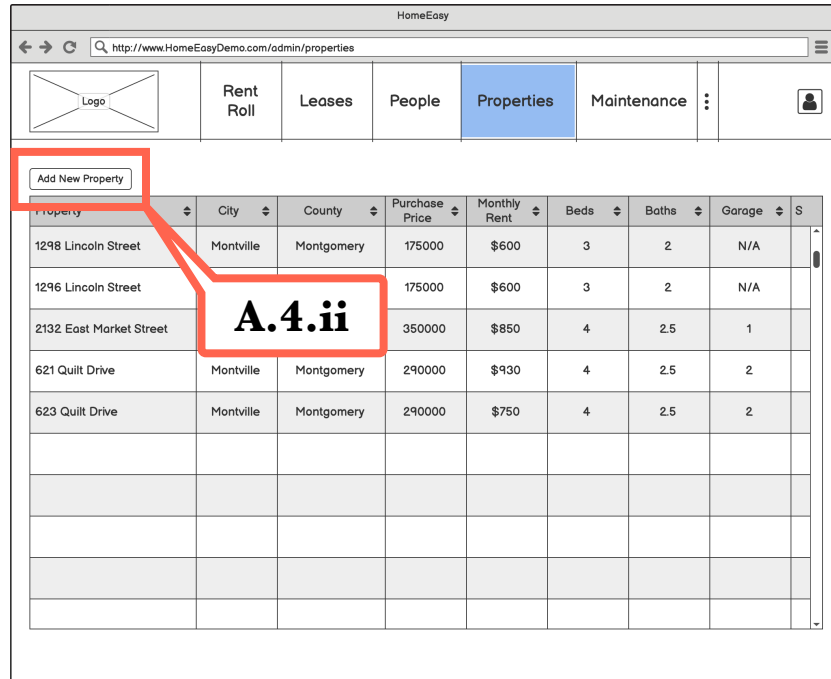
- i. In the “People” tab, the Property Manager can view all the people who rent managed properties.

[illegible]

- ii. By clicking on the “Add New Person” button, or double-clicking the item in the table, the details of the person can be edited. Adding a new person will create an account for them and is typically reserved for applicants that don’t apply through the platform.

The screenshot shows the HomeEasy web application interface. At the top, there is a navigation bar with tabs: Logo, Rent Roll, Leases, People (highlighted in blue), Properties, Maintenance, and a user profile icon. Below the navigation bar, there is a table with columns for Person, Tod & Mary Mast, Natalie Jonston, and others. A modal window titled 'Add New Person' is open, displaying a form with the following fields: First Name, Last Name, Email Address, Phone #, Property (1298 Lincoln Street), Application Date (28-MAR-2022), Move-In Date (28-MAR-2022), Children (3), Pets (0), and Annual Income (\$51,495). The 'Add' button is highlighted with a red box, and a callout bubble points to it with the text 'A.3.ii'.

- i. On the “Properties” page, the Property Manager can view all the current properties under management.



- ii. By clicking on the “Add New Property” button, or double-clicking the item in the table, the details of the property can be edited.

The screenshot shows the HomeEasy web application interface. At the top, there's a navigation bar with links for Rent Roll, Leases, People, Properties (highlighted in blue), and Maintenance. Below this is a sidebar with a list of properties, including 1298 Lincoln Street, 1296 Lincoln Street, 2132 East Market Street, 621 Quilt Drive, and 623 Quilt Drive. The main content area displays the 'Add New Property' form. The form has a title 'Add New Property' and a close button (X). It contains several input fields and dropdown menus for property details. A red box highlights the 'Add' button at the bottom right of the form.

HomeEasy

http://www.HomeEasyDemo.com/admin/properties

Logo

Rent Roll

Leases

People

Properties

Maintenance

Add New Property

Property

1298 Lincoln Street

1296 Lincoln Street

2132 East Market Street

621 Quilt Drive

623 Quilt Drive

## Add New Property

Street Address

City

State

Zip

Company

Pierson Rental Properties, LLC

Beds

Baths

Parking

Garage

Date Purchased

Purchase Price

School District

Electric Company

Gas

Heat Type

Central Air

Add

Garage	S
N/A	
N/A	
1	
2	
2	

## B. Tenant View:

Tenant login uses the same UI and page as the 'Property Manager' login [A.1.i](#)

### 1. \*Application

- i. \*Applicants will receive a link from the property advertisement or QR code. If they have an account, they can sign in and the information from previously entered application data will be entered. (SSN would be saved as a hash to identify the user even if they haven't created an account)

The screenshot shows a web browser window with the URL <http://www.HomeEasyDemo.com/apply>. The page title is "HomeEasy". The main heading is "1285 Whetherstone Ct" with the address "Makerville, PA 12345" and a monthly rent of "\$875/mo.". Below this, there are details about the property: "3 bedroom, 2 bathroom", "1 car garage, 2 parking spaces", "Countryview School District", "Heat Pump furnace", and "Central Air". A "Lease ID: 157-958" is also displayed. The form is divided into several sections: "Application Information" with "Create your account" (Username, Password, Verify Password) and "Already have an account?" (Username, Password, Login button); "Personal Information" (First Name, Last Name, Email Address, Phone Number, DOB, SSN); and "References" (Name, Relationship). There is a placeholder image for a QR code on the left.

### 2. Rent (Dashboard)

- i. The Tenant View dashboard shows the status of the previous month's rent and the current (or upcoming) month's rent payment status with an opportunity to calculate the current month's rent or view payment history.

The screenshot shows a web browser window with the URL <http://www.HomeEasyDemo.com/rent>. The page title is "HomeEasy". The dashboard has a navigation bar with "Logo", "Payment" (highlighted), "Lease", "Maintenance", and a "Welcome {{insert Name}}" message. Below the navigation bar, there is a "View Payment History" link. The main content area displays "{This Month}'s Rent" with a "Paid" status (indicated by a checkmark icon). Below this, it shows "{Next Month}'s Rent" and "Due {This Month} 1". A "Calculate" button (with a calculator icon) is highlighted with a red box. A red callout box points to the "Calculate" button with the text "B.2.ii".

- ii. When Calculating the payment, the Tenant would enter the date of payment (a) and the total payment amount would be calculated. (b: for the MVP, there would only be a calculate option and the payment option could be added in the future)

HomeEasy

http://www.HomeEasyDemo.com/rent

Logo Payment Lease Maintenance Welcome {[insert Name]}

**B.2.ii.a** Calculate Payment

Due Date: March 1, 2022

Payment Date: 04-MAR-2022

\*Note: payment must be received or post marked by this date

Item	Amount	Qty	Total
Monthly Rent	\$600	1	\$600
Pet Fee	\$25	1	\$25
Late Fee	\$5	3	\$15

Due: \$640

Done

**B.2.ii.b**

- iii. Once the Landlord records the payment in the rent roll, the Tenant's dashboard would show the completed payment. The payment history can be viewed by clicking the 'View Payment History' button.

HomeEasy

http://www.HomeEasyDemo.com/rent

Logo Payment Lease Maintenance Welcome {[insert Name]}

View Payment History

{Last Month}'s Rent Paid

**B.2.iv**

{This Month}'s Rent PAID

Click to view/download receipt

**B.2.iii**

{Next Month}'s Rent \$600 for April Due in 25 days

- iv. The payment history can be viewed and PDF invoices can be generated by clicking on the invoice icon.

HomeEasy

http://www.HomeEasyDemo.com/rent/payments

Logo Payment Lease Maintenance Welcome {[Insert Name]}

Back

Period	Payment Date	Due	Paid	Balance	View Invoice
January 2022	12-30-2021	\$650	\$650	\$0	
February 2022	2-1-2022	\$650	\$650	\$0	
March 2022	3-1-2022	\$650	\$650	\$0	

**B.2.iv**

### 3. Lease

- i. In the 'Lease' tab, the Tenant can view and download important documents and information pertaining to their lease.

HomeEasy

http://www.HomeEasyDemo.com/myLease

Logo Payment Lease Maintenance Welcome {[Insert Name]}

**Details:**

Contract Begin: 08-24-2021

Contract End: 11-30-2023 Then: Month - to - Month

Monthly Rent: \$600 Due: First day of the month

Fees

Item	Amount	per
Pet Fee	\$25	mo
Late Fee	\$5	day

**Documents:**

Filename	Date	Download
Rental Contract	12-30-2021	
Lead Paint Notice	2-1-2022	



#### 4. \*Maintenance

- i. \*In the Maintenance section, the Tenant can (a) view the maintenance calendar, (b) status of maintenance items, and (c) can request maintenance to be performed.

**B.4.i.c**

**B.4.i.a**

HomeEasy  
http://www.HomeEasyDemo.com/maintenance

Logo Payment Lease Maintenance Welcome {[Insert Name]}

For urgent issues, please fill out a request and call (123) 456-7890 for immediate attention

**Request**

Maintenance Item	Date	Status
Filter Change	7-3-2023	Complete
Leak Inspection	9-1-2023	Complete
Filter Change	11-3-2023	Upcoming

OCTOBER 2023

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

**B.4.i.b**

- ii. \*After filling out the form, the Tenant saves the request and the property manager gets notified.

HomeEasy  
http://www.HomeEasyDemo.com/maintenance

Logo Payment Lease Maintenance Welcome {[Insert Name]}

**Request Maintenance**

Maintenance Type: Electrical

Description: [Text Area]

Image(s): [Image Upload Icon]

Availability: [Text Area]

Request

Status

Complete
Complete
Upcoming

OCTOBER 2023

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

**B.4.ii**