A2-Due before midnight Friday Week 9

**If you do not use the CROWS FEET method for the ERD, remember you are responsible for knowing it. This notation is a self-study/research portion.**

You or your group is developing the tables, relationships and constraints for a database product being developed to sell to Real Estate Brokers/Agencies, starting in the Niagara Peninsula region.

**PLEASE READ CAREFULLY:**

**You are designing the database to meet the needs of the agency, and not just what you or your team thinks the agency needs.**

**As you get near to having a completed design, you MUST initiate discussions in person with your complete team and the owner, Ron Tarr. This is to ensure both good design and meeting the need of the agency.**

**How is this done? Getting your group together with 2 copies of your design.**

**(1) At the top will be the names, (2) email address and (3) student id of the members in the group along with your in-progress design. The meeting with Ron Tarr will discuss your thinking and make suggestions and improvements. One copy will be left with Ron Tarr as notes.**

As Ron tarr is still working selling homes, you cannot wait to present your stuff last minute or half done.

I am available

WEEK 8 (first week after reading week) on both Monday and Thursday

WEEK 9 Monday after lecture time and Thursday

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**What do agencies need to track and/or record.**

Property location/address (the address -- street, city, province and postal code),

The type of property (house – single or semi-detached- condominium (townhouse or apartment)

Number of bedrooms

# of bathrooms

Square footage of home

Listing Price

For houses the lot size is also important to record

For condos the maintenance fee is recorded

\*\* For some real estate companies the agent will agree to buy the property if a sale is not made. If that is the deal then that price must be recorded also.

People unfamiliar with the property location will need information about the area in which each property is located. The RE company wants to track the name of the area as it is known locally (example: Beaches, North end, Westdale, York University Village). The names of the schools in each district. The schools include the high schools, elementary schools and middle schools for both public and separate boards. General comments about the area, such as close to Highway, subway, mall etc is to be kept.

Reach agent and brokerage spends a lot of money by advertising very heavily. They use a variety of advertising outlets. Examples would be newspapers, glossy “home” magazines you see on street stands, radio, flyers dropped in mail boxes and Web sites to advertise properties. The advertising outlet used and the type of advertising used to promote each property is kept. Advertising may repeat several times (in the same outlet) with the same property.

To keep track of costs and check the bills being sent by the advertising companies there is a need to know when an ad was placed and how much does it cost. Along with the adverting outlet name will be the main phone number of the advertising outlet as well as the contact salesperson at that ad agency.

**Information about each client is essential**: first and last name, main contact number and e-mail address. Required to know who is selling and who is buying the property.

**It is possible that the property is shared by two or more people, and therefore who owns what percentage of the ownership.** Although there is a listing price advertised, there is a need to record what the final selling price was.

This is a side issue that does not need to be resolved just yet, but RE agents also pays clients for referring other people to their agency. When such a referral results in a sale, the referring client is paid a small cash fee, usually a $200 gift certificate.

Finally, sometimes the agency sells properties that are listed by other agencies. For this case they want to know which Real Estate agency listed the property by tracking its name and main phone number.

NOTE: You are supplying an ERD diagram ONLY.

Use meaningful names for all attributes and specify PK and FK (example: use symbol PK for Primary Key and use FK for Foreign Key).

# SUBMISSION:

1) Single page ERD completed.

2) List of ALL members in the group.

3) File name a2-xxxx where xxxx is the email of one of your members (not the @etc whole email please)

**NOTE AGAIN ….**

You can’t do a correct design without input/discussion/agreement from the owner during the design process see RED area on page 1.

Two partial examples of Crows feet design notation -- if you want to use it

Learn it in a self-study section. Look inside these slides

Les08-Self Study-Data-Modeling-Notation



