

Online Rental House

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Abstract:

This Web Application helps user to register individual home or apartment to assist you in finding the perfect rental home or property. Also we can find your next rental from search view in your targeted area. Online Rental System is a great application for simple reservation services, rental service or any other service. This rental software allows independent companies to implement an online reservation system through their website without significant investment in a large, complex tailored system. Rental systems are easily integrated into your own and other affiliate websites so any updates you make are automatically reflected across all sites. This is an internet portal dedicated to meet every aspect of the consumers needs in the Real Estate industry. It is a forum where Property Owners, Brokers, Tenants and Investors can exchange information, quickly, effectively and inexpensively. It features commercial and residential properties for sale rent and lease the fore properties, rates, locations, property news and also major events and happenings in the genre are the highlights of this portal.

Introduction:

Investments in properties have become significant factor in current culture subsequently the need to have an investment property the board framework. This section will give a concise comprehension about foundation of study, meaning of the task issue articulation, its targets, scopes, venture avocation, hazards, venture expectations and task spending plan and timetable. Lodging has a focal significance to personal satisfaction with impressive financial, social, social and individual essentialness. In spite of the fact that a country's public flourishing is typically estimated in financial terms, expanding abundance is of decreased worth

except if all can share its advantages and if the developing abundance isn't utilized to change developing social inadequacies, one of which is lodging (Erguden, 2001). Lodging assumes an enormous function in renewing monetary development in any nation, with cover being among key markers of improvement[1]. The widespread statement of basic liberties gives one of the essential common freedoms as the privilege to a nice way of life, vital to which is the admittance to sufficient lodging[4] (United Countries, The Human Rights-article 25, 1948). Lodging as an essential basic freedom requests that metropolitan inhabitants ought to approach a good

lodging, characterized as one that gives an establishment to as opposed to being a boundary to great physical and emotional wellness, self-improvement and satisfaction of life destinations (Seedhouse, 1986). The focal point of this examination venture is fundamentally overseeing lodging for low pay, medium and big time salaries families or on the other hand what is ordinarily known as reasonable lodging. "Affordable" is a term used to depict individuals" [6] capacity to pay for certain items or administrations on the grounds that their pay is sufficient to do so. Despite the fact that the term „affordable housing" is frequently applied to rental lodging; that is inside the monetary methods for those in the lower pay scopes of a geological region, the idea is pertinent to both center and big time salary people. Most families decide to lease houses dependent on their pay what's more, family circumstances; shockingly, there may not be sufficient great quality rental lodging for these families. Lodging is a significant issue in Kenya particularly in Nairobi city[2]. A great many individuals are living in rambling pummels and furthermore in other casual settlement around Nairobi[7] (UN-Habitat, 2008). This clarifies why numerous individuals have moved their concentration to creating investment properties in Nairobi and different pieces of the nation. The interest for investment properties is very high and more investment properties should be set up. Creating investment properties accompanies numerous favorable circumstances particularly to the Landlords who can expand their benefits through lease paid by the occupants. Expanded number of inhabitants and Landlords makes the board

troublesome particularly for the property managers who are losing tremendous amount of cash through inhabitants who dodge lease. The above statement gives a clear declaration as to why rental house management system needs to be developed [3]. Over the years landlords/property managers have had a problem in maintaining and managing their customers and their own records. Management has become difficult because of issues that include: i) Data growth Data increase day to day. Storing and maintaining all data manually is very difficult ii) Lack of computerized system Currently most landlords/property managers use the manual system in recording and maintaining their property and customers data iii) Data security is not assured In a manual way, data is recorded on books/papers which may easily get damaged leading to loss of data. iv) There is no database to store information Potential of data loss or damage is very high because data is stored on tangible files. Lack of these crucial requirements makes management of the tenants and houses very difficult as some tenants may end up not paying rent [11].

Literature Review

Government strategy and incentives in the housing sector

Some of the dominant strategies for housing and service provision for the Kenya"s urban poor include slum upgrading and site and service schemes. However, the efficiency of these strategies has been limited by ambivalent government attitude to irregular settlement. These strategies have failed because of a reliance on inappropriate building by-laws and infrastructural

standards and modern designs, construction technology and conventional building materials that all make housing unaffordable to the poor, even after subsidies. Thus, government initiatives in assisting house owners in management have proven to be pathetically slow with many of the houses provided being economically and socially irrelevant, this further prompting the rise of informal settlement (Macoloo, 1994).

The role of the private sector in house management

Private sector housing management is defined as any process which is not connected at all with the actions of the state neither directly constructed by state nor financially sponsored by the state where production is not expected to have a social element [12] (Golland, 1996). (Ambrose and Barlow, 1987) have argued that three factors are important in influencing the level of new house building. These are direct capital investment by the state for public housing, state support for production and consumption and changes in the profitability of house builders in the private sector. The private sector can play an important role in housing provision provided that the state offers sufficient and appropriate incentives to the sector (Mitullar, 2003). The clear motivation that underlies the private sector is profit (or potential profitability) with profit maximizing options being in the context of housing, producing and selling more of the product; reducing the cost of production through lower raw material and wage costs and finally increasing the price of the product or service (Hancock, 1998). Profitability in housing is advocated to be based on three variables; House prices, land

prices and building costs, where:
 $\text{Profit} = \text{House prices} - \{\text{Land prices} + \text{Building costs}\}$ (Golland, 1996).

System Analysis and Requirement Modelling

Existing System

The housing sector remains vigilant to face the challenges of the change of the existing system. People migrating to other cities or states either for different purposes. Finding a shelter, which fits all the requirements of the customer is hard, most of them don't match their needs. Currently the most property managers manage property and tenants details on papers. Once customers finds a vacant house, they can call or email manager of the houses indicating the size of the house they would like rented to them. The property manager can email them back giving them all the details about the house they are requesting. The details include; Rent per month Deposit paid Terms and conditions to follow acceptance Drawbacks: With the current system recording the details of various activities of user is completely manual and entails a lot of paper work. Each house has a file that contains the house: number, size, rent per month, expected deposit, occupant and status. Rent payment table contains tenants: first name, last name, Phone number, date of payment, amount and balance if any. The existing system only provides text based interface which is not as user friendly as Graphical user interface. Since the system is implemented manually, the response is very slow. The transactions are not secure as papers may get lost or damaged. Hence, there is need of reformation of the system with more

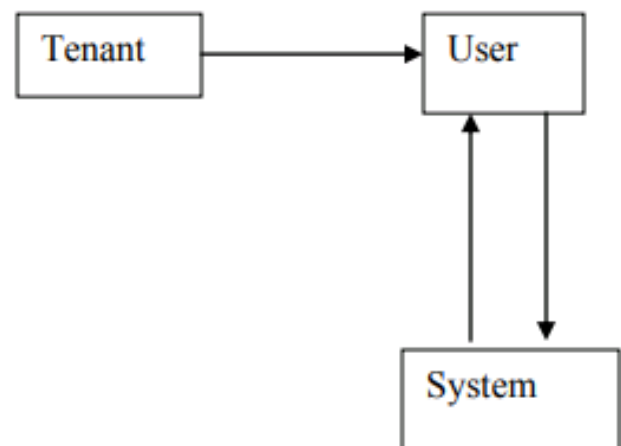
advantages and flexibility. The system eliminates most of the limitations of the existing system.

User Requirements, It entailed user involvement and statements of facts and assumptions that define the expectations of the system in terms of mission objectives, environment, constraints and measures of effectiveness and suitability. Basically the users: i) A system that improves on the efficiency of information storage and retrieval. ii) A system that is easy to learn and use iii) A system that is fast in processing transactions iv) A system that is flexible, safe and convenient Functional Requirements This is a necessary task, action or activity that was accomplished. The proposed system is able to: i) Allow administrator to add a houses, tenant and defaulters details ii) Allow the administrator to delete houses, tenants and defaulters details iii) Allow the administrator to search data in the database iv) Allow the administrator to edit data in the database.

Methodology

The term methodology means the technique and procedure adopted by conducting a research study. It outlines how data will be collected and the tools for collecting data, system methodology, the proposed system input and output, users and systems development tools. Facts Finding Techniques It shows how data will be collected from the users of the system. The data collection techniques to be used include: Objectives It will use this technique to collect information about how the current system operates and its processes. This involves systematically watching and

recording the behavior and characteristics of operations and processes. It gives more detailed and context related information and can adapt to event as they occur however the method may be time consuming. Questionnaires are prepared, a number of questionnaires whereby we will submit them to business owners (Landlords) to get a deeper insight of how the system is going to work. we prefer this method because it gives more information from various individuals and offers greater flexibility as the opportunity to restructure questions. This technique is preferred because it will provide a closer contact between the users and the developer hence dispelling the probability of the completed system being rejected by user(s). This technique also: Permits clarification has high response rate than interviews. Helps get full range and depth of information.



User:

This module is operated by the user who is the owner of the property and wants to give it for rent. The owner should register with an application which will be authorized by the client. The owner can upload room details, pictures, location, rent etc., which comes

under owner module. The owner can view the house and add house form his module.

System:

This module is operated by a client who is an admin to this application who will look after users registering with the application (Users and tenants) and active and deactivate them.

Tenant:

This module is operated by a customer who needs to register with the application. A customer is a person who is looking for rent. The customer is activated by client and customer can search based on specifications and get results about rent details.

Conclusion

Effectively resolving the apartment issues is important to the buyer's long-term future, the Home Rental Project will be an important tool for creating rental housing stability by helping tenants speak with greater credibility through initiating and documenting communications and building productive relationships with sellers. Home Rental project provides buyers of specific housing associations and social sellers International Journal of Pure and Applied Mathematics Special Issue 1681 with a simple way to report and arrange repairs to properties. Finally, the goal of the project is to create a better relationship between tenants and sellers which can be achieved through this project. In future our project is meant to satisfy the needs of rental house owners. Several user friendly interfaces have also been adopted. This package shall prove to be a powerful in satisfying all the requirements of the users. It is with utmost faith that I present this software to you

hoping that it will solve your problems and encourage you to continue appreciating technology because it is meant to change and ease all our work that seems to be very difficult. I don't mean that my project is the best or that I have used the best technology available it just a simple and a humble venture that is easy to understand. In extent we can add GPS system in build and can give live chat online option to users. This project can also be extended to IOS Platform and several states Database can be included. Could also allow local business to push deals/coupons within a certain geographic area.

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