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## ONLINERENTALHOUSING

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**Abstract:** We propose to rented home system with the php, java script, html, css, bootstrap and mysql technologies for users. Users can search rented home in various places like district wise and local area wise along with directions using Google maps. With the current paradigm shift in technological field, there is an urgent need to embrace and appreciate power of technology. This website 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 search view in your targeted area. This website is designed to attend to all our needs from buying property, selling property or renting/leasing of property. There will be facility for a user to upload room details (if he is a landlord) and to search for rooms available on rent (if he wants to be a tenant).

**Keywords:** PHP, java script, html, css, bootstrap technologies.

### INTRODUCTION

Rental house management has become important factor in modern society, hence the need to have a rental house management system. If you are a stranger in some city and want to rent house, then it is difficult to find suitable house in time. This is the main motivation behind Online House Rental Management System project development. An online web portal to manage the rental property, facilitate tenants to view all listed property, search for their need using key words such as property type, location etc. Landlords need to have provision to post /update their property details with admin approval. Besides they require feature that would enable the tenant to view the complete details of the property, shortlist their preferred and register to book for a site visit. Member registration form and inquiry form to contact the admin for marketing are required in the website. Registered members must be provision to book for a site visit, view their recently viewed, site visits as well as reviewed sites in their member account. Property owners are allowed to post their properties to the portal and manage the properties, agreements, their allocated tenants with on /off reminder that facilities for the agreement expiry / due on date. The technologies that will be used in the front end are html, css, bootstrap, javaScript. These technologies allow making the website responsive. It means that the website will operate easily on all devices. There is no requirement for a particular display of fixed size. The technologies that will be used in the back end are Php and Mysql. These allow making the website dynamic. They allow creating forms which will collect particular information from the user and store in the database.

### BACKGROUND

As a student that study far away from home and don't get hostel, we have to find a nearby house to rent. House rental that are nearby to the University are usually become student choice. The student who wants to rent a house will hardly find a suitable with them. The owner usually not advertises their house as they just spread the house to the resident mouth to mouth.

The student have to ask the resident around to find the available rent house and it will takes so much time. The purpose of this system is to help the student to find rent house easily. This system will show the available house to rent and make comparison to help the student in making their choice.

## LITERATURE SURVEY

Currently the most property managers manage property and tenants' details on papers. 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. 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. The objectives of the plan are:

- To eliminate the paper based work.
- To save the time of both the tenant and landlord.
- To help people, especially students, to find budget friendly and silent environment.

## METHODOLOGY

This will include Baseline Study Methodology and Software Design Methodology.

1. **Baseline Study Methodology:** Landlords will upload the data regarding their property and the tenants can check the available rooms according to their comfort. Structured Query Language (SQL) and PHP will be used to collect data and store in databases.
2. **Software Study Methodology:** The software/website will be developed for common users by using web designing languages like html, css, bootstrap etc. It consists of 3 parts:

**Client**

**Web Server**

**Database Server**

## ADVANTAGES

1. This website will help the user to register individual home or apartment to asset you in finding the perfect rental home or property.
2. The main goal of our website is to help the students who get admitted in colleges far away from their homes to find thebest environment for their studies by just looking in their phones.
3. It will also benefit the employees whose posting is outside their residential districts or cities.
4. **Cost Saving:** This project will save the students from paying too much rent. They can easily compare prices and choose the best accommodation.
5. **Time Saving:** The students can easily search available rooms on their phones and saving their precious time.
6. **No Travelling:** There is no need to travel and visit different locations in search of rental rooms. This will be a one minute job.

## FUTURE SCOPE

This online rental housing is a Web Application based on PHP, MySQL. It uses a client/server architecture based on HTTP protocol. It is developed with the help of Xamp and sublime softwares. 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 powerful in satisfying all the requirements of the users. It is with utmost faith that we 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. We have provided the user with two dropdown selection boxes to select PG and hostel type. We have also provided a search box to help the user to select region where he wants to take the room on rent. We have also provided the GPS system to help the users in finding directions.

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