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Property Renting System

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Abstract: Finding a rental house or flat has always been a challenging task, especially for students and working individuals who shift to new cities. Most of the time, property seekers rely on brokers or random online advertisements, which are not always trustworthy. On the other side, property owners also struggle to reach the right tenants. To address these problems, our project named as Rentify has been designed as a user-friendly rental platform. The system allows owners to post their properties securely, while tenants can search and filter results based on their requirements such as budget, location, or furnishing. Additional features like availability checking, document upload, and student-focused suggestions make the platform more reliable and convenient. This paper discusses the motivation, problem analysis, system design, and workflow of this platform.

Keywords: Online rental system, Property search, Tenant-owner platform, Student housing, Cloud integration, Availability checking.

I. INTRODUCTION

In today's digital age, most services are moving online, yet renting a property is still full of hurdles. People depend on brokers, classified ads, or word-of-mouth, which often leads to limited choices, hidden charges, or even fraud. For students moving to new cities, the struggle becomes even more difficult, as they need accommodation close to their college or institute, usually within a limited budget.

Keeping these challenges in mind, *Rentify* has been created as a simple yet powerful online platform where owners and tenants can connect directly. The system supports posting and browsing of rental properties with filters like price, location, and property type. It also brings in special support for students, ensuring that they get verified options near educational areas. By combining transparency, security, and ease of use, *Rentify* aims to reduce the time, cost, and risks involved in the traditional rental process.

II. PROBLEM STATEMENT

Renting a property is still an unorganized process in many cities. Property owners often face trouble finding reliable tenants, while tenants waste time visiting multiple locations and dealing with incomplete or misleading information. Students face additional hurdles since they usually do not know the city well and need accommodation close to their educational institutions. Fraud, lack of proper verification, and limited accessibility make the problem worse. Therefore, there is a strong need for a reliable and transparent rental platform that solves these issues effectively.

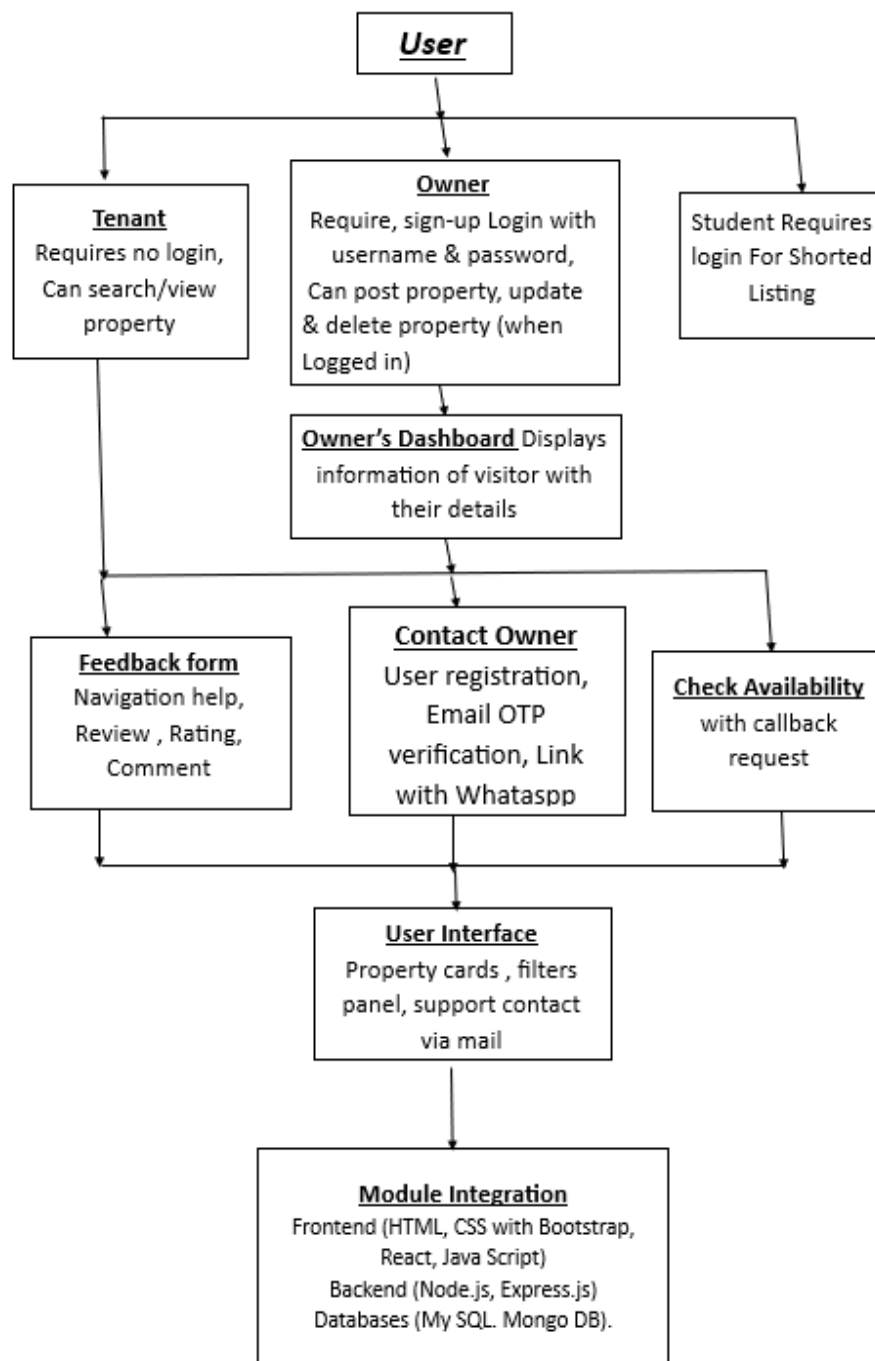
III. PROPOSED SYSTEM

Our proposed system, *Rentify*, aims to bring together all the important aspects of property renting into one place. Property owners can post their listings with details such as rent, amenities, and location, while tenants can filter and search properties according to their needs. Students will benefit from a dedicated feature that suggests nearby properties to their colleges. Cloud storage ensures that documents and images remain safe and accessible. A dashboard for both owners and tenants keeps track of bookings and property details. The system is designed to be scalable, secure, and easy to use for different types of users.

IV. FLOW CHART

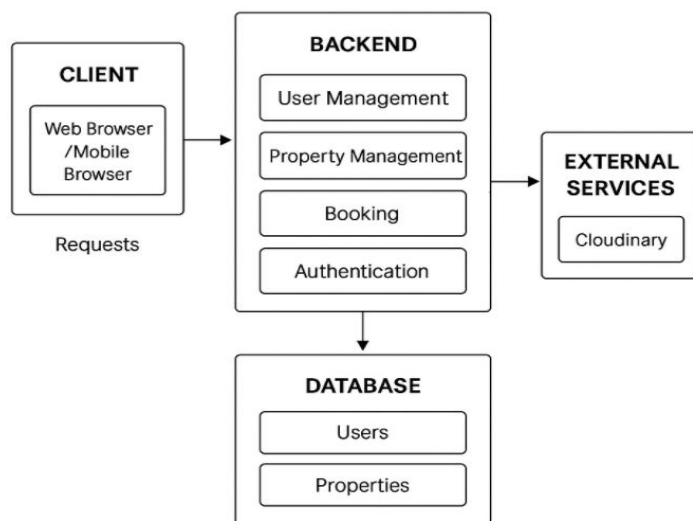
The flowchart of the *Rentify* platform illustrates how different types of users interact with the system and its core modules. Property owners register and log in to create, update, or delete their listings, while tenants can directly browse and view properties without logging in. Students, on the other hand, log in to access features such as shortlisting and availability checks tailored to their needs. The user interface includes property cards, filter panels, and options to contact owners via email or WhatsApp after registration and OTP verification. Additional features like feedback forms, navigation help, reviews, ratings, and comments enhance the overall experience.

On the backend, the platform integrates a modern technology stack, combining a responsive frontend (HTML, CSS, React, Bootstrap, JavaScript) with a Node.js and Express.js backend, supported by MySQL and MongoDB databases. The flowchart also highlights the owner's dashboard, which provides insights into visitor details and system interactions, ensuring transparency and ease of management.



V. METHODOLOGY

The methodology adopted for the Rentify platform is designed to provide a secure, efficient, and user-friendly environment where property owners and tenants can interact without intermediaries. The system has been modularized into different components to ensure scalability, maintainability, and smooth integration of features.



A. User Management

The user management module establishes the foundation of the platform by handling registration, authentication, and account maintenance. New users can create accounts by entering personal details such as name, email, and contact number. To ensure system security, passwords are encrypted and email uniqueness is verified during registration. Authentication protocols verify user identities and maintain session states through secure tokens. The platform also supports role-based access control (RBAC), distinguishing between tenants, property owners, and administrators. Each role is provided with appropriate privileges, ensuring data security and preventing unauthorized access. Users can update their personal details and preferences at any time, while administrators are granted extended control for managing both users and property listings.

B. Property Management

Property management focuses on enabling property owners to create and maintain detailed rental listings. Each listing includes property information such as title, description, location, pricing, amenities, availability, and multimedia content like images. Owners can edit their listings to reflect updated pricing, availability, or property features. Validation checks ensure that property details remain accurate and consistent across the platform. The system also highlights property-specific features such as furnished status, parking facilities, security arrangements, and nearby attractions. This structured representation of properties helps potential tenants make informed decisions before contacting owners.

C. Search and Filter Module

A central feature of Rentify is its advanced search and filtering capability. Users can search for properties based on multiple parameters including location, property type, budget, and amenities. To enhance usability, the system provides advanced filters such as furnished/unfurnished options, number of rooms, pet allowance, and availability of facilities like parking or air conditioning. Location-based searches are powered by geolocation services, allowing users to explore properties around landmarks, educational institutes, or transportation hubs. Additionally, users can save their preferred search criteria and receive notifications when new listings match their requirements. Results are presented in an intuitive layout, accompanied by key details and property images to improve user experience.

D. Communication Module

The communication module ensures smooth interaction between tenants and property owners. A built-in messaging system enables direct communication within the platform, maintaining a record of all exchanges for future reference. To keep users informed, email notifications and alerts are integrated for new messages, booking confirmations, or listing updates. Privacy and data protection are prioritized by securing contact information, while owners can promptly respond to tenant inquiries regarding pricing, availability, or property specifications.

E. Student-Focused Features

Recognizing the demand for budget-friendly accommodation near educational institutes, Rentify incorporates a student-oriented search option. This allows students to filter properties based on affordability, proximity to institutes, and availability of shared or small-scale rentals. By narrowing the focus to student needs, the system ensures that a vulnerable demographic receives customized solutions without compromising security or transparency.

F. Security and Data Handling

The platform leverages secure authentication mechanisms, token management, and encryption techniques to safeguard user data. Uploaded documents such as identification proofs are stored through cloud services, ensuring data persistence while minimizing server load. Token expiration and refresh protocols further enhance the overall security posture of the application.

VI.RESULTS

A. Our website name is Rentify

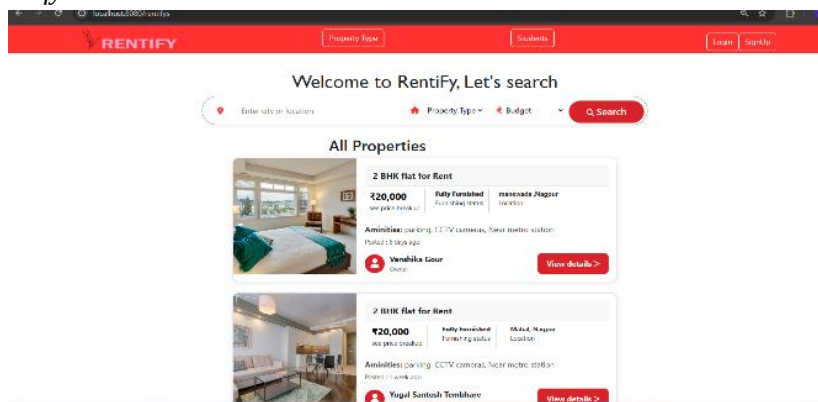


Fig. 1.1 Home Page

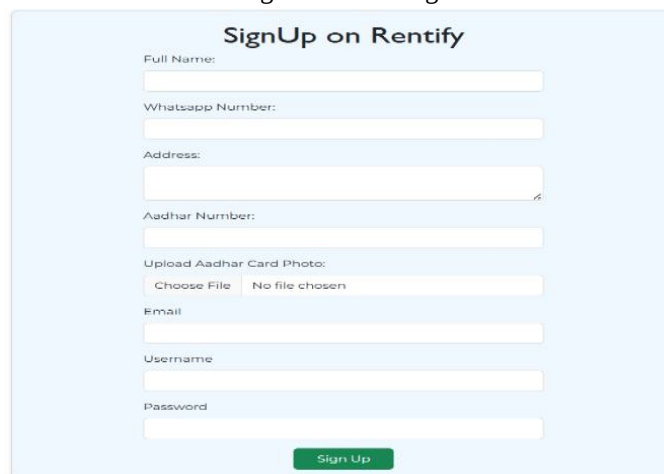


Fig. 1.2 Sign Up Page

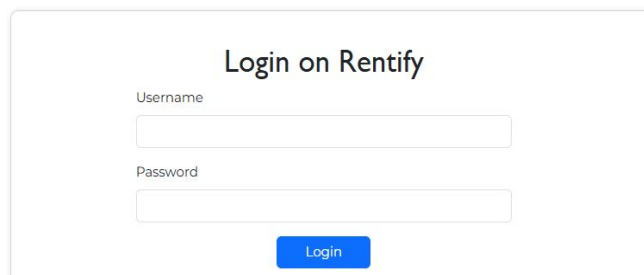
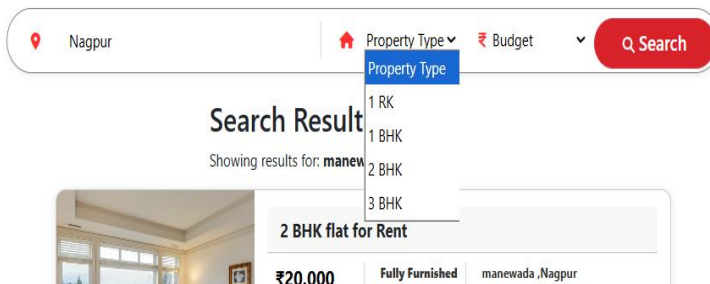


Fig. 1.3 Login Page

Welcome to RentiFy, Let's search



Search interface showing location (Nagpur), Property Type dropdown (1 RK, 1 BHK, 2 BHK, 3 BHK), Budget, and Search button. Below the search bar, a 'Search Result' section shows 'Showing results for: manewada, Nagpur' and a listing for '2 BHK flat for Rent' with a price of ₹20,000, 'Fully Furnished' status, and location 'manewada, Nagpur'.

Fig. 1.4 Search and filter

Leave a Review

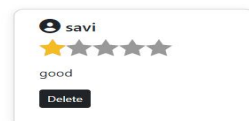
Rating



Comments

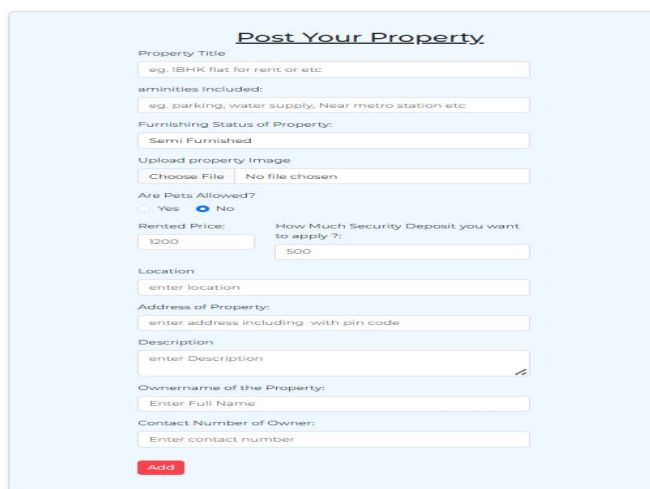
Submit

All Reviews



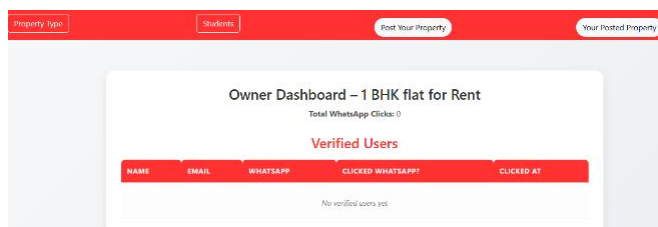
Review card for user 'savi' showing a 4-star rating, the word 'good', and a 'Delete' button.

Fig. 1 Review Section



'Post Your Property' form with fields for: Property Title, Amenities Included, Furnishing Status of Property, Upload property Image, Are Pets Allowed?, Rented Price, How Much Security Deposit you want to apply?, Location, Address of Property, Description, Ownername of the Property, and Contact Number of Owner. An 'Add' button is at the bottom.

Fig. 2.0 Posting property page for owners



Owner Dashboard for '1 BHK flat for Rent'. It shows 'Total WhatsApp Clicks: 0' and a table for 'Verified Users'. The table has columns: NAME, EMAIL, WHATSAPP, CLICKED WHATSAPP?, and CLICKED AT. Below the table, it says 'No verified users yet'.

Fig. 3.1 Dashboard for Property Owner

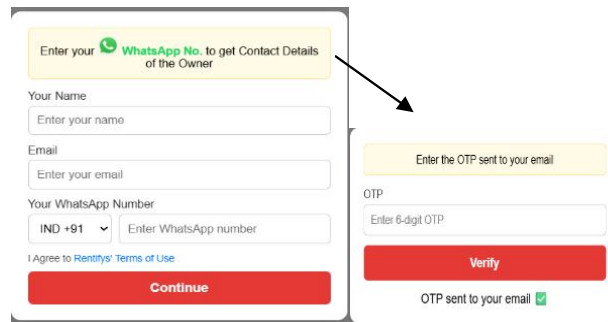


Fig. 4.2 Contact to landlord via whatsapp
(if tenant is verified) (if user is not verified)

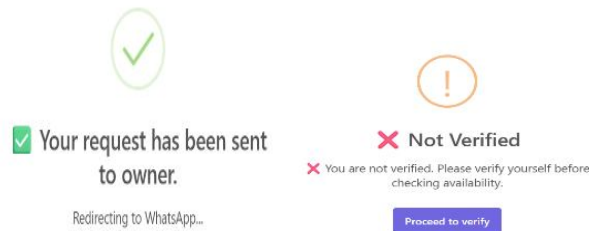


Fig. 5.3 Check availability of properties

VII. CONCLUSION

Renting a property is still an unorganized process in many cities. Property owners often face trouble finding reliable tenants, while tenants waste time visiting multiple locations and dealing with incomplete or misleading information. Students face additional hurdles since they usually do not know the city well and need accommodation.

VIII. ACKNOWLEDGMENT

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