



BaseRent

Official Executive User Manual & Operational Guide

CLOUD SYNC & OFFLINE

Version 1.0

Double-Entry Property Ledger

BaseRent Technologies

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ISO A4 Standard Print Format

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1 System Architecture & Core Foundation

BaseRent is an executive-grade **Cloud Sync & Offline** rental management and double-entry property accounting system engineered for residential landlords, hostel operators, PG accommodations, and commercial property managers.

Real-Time Cloud Sync

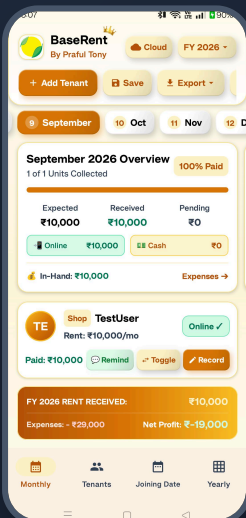
Client-side encrypted Google Cloud backup ensures multi-device synchronization and instant restoration upon device upgrade or loss.

100% Offline Speed

Local hardware-accelerated SQLite database encrypted at rest with AES-256. Zero internet latency, zero lag, and 100% operational autonomy.

Double-Entry Accuracy

Automated mathematical balancing between Expected Rent, Received Collections, Operational Expenses, and True In-Hand Net Profit.



Native Android Experience (Zero Lag)

BaseRent is engineered specifically for Android using Google Jetpack Compose. It features our signature warm amber design theme, high-contrast typography, and intuitive single-tap financial controls.

- **Active Landlord Dashboard:** Instant real-time financial cards for Rent Expected, Rent Received, Total Expenses, and In-Hand Net Profit.
- **Dynamic Recovery Badges:** Deductions from security deposits dynamically surface as *+Dep. Added* on In-Hand cash and *+Recovery* on Expenses until a matching repair bill is saved.
- **Single-Tap Tenant Actions:** Direct 1-tap buttons on every tenant card to Send Reminders, Toggle payment statuses, or Record mixed cash/online splits.

2 Primary Navigation & Module Operations

The system interface is unified across four bottom navigation modules engineered for effortless one-hand landlord operation:

Tab 1: Month View (Financial Command Center)

ONLINE

CASH

PENDING

- **Live KPI Metric Cards:** Real-time aggregates of *Rent Expected*, *Rent Received*, *Total Expenses*, *In-Hand (Net Profit)*, and *Pending Due*.
- **12-Month Selector Strip:** Instant horizontal scrolling across all 12 calendar months with instantaneous recalculation.
- **Instant Status Cycling:** 1-tap toggling across tenant cards cycles status seamlessly through ONLINE (Blue), CASH (Green), and PENDING (Orange).
- **Cash + Online Split Logging:** Dedicated custom payment modal to record mixed payments with precise settlement notes.
- **1-Tap PDF Rent Receipts:** Generates formatted rent receipts with tenant name, month, unit, payment mode, and landlord signature line.

 **Fixed Expected Rent Rule:** Expected rent is permanently locked to the agreed base rent. When excess rent or room-sharing split collections are logged, the actual received cash is recorded without artificially inflating the base expected rent.

Tab 2: Tenants (Directory & Vault)

- **Dual-Sided Identity Vault:** High-resolution on-device photo capture of Front & Back Aadhaar / ID with masking.
- **2023–2099 Date Validation:** Strict calendar validation with auto-calculated Agreement Expiry (Joining Date + duration).
- **Instant Search & Filter:** Find any tenant in milliseconds by Name, Flat/Room Number, or Mobile Phone.
- **"Start Tracking Rent From":** Prevents pre-existing settlements from appearing as false arrears.
- **Smart Active-First Sorting:** Active tenants stay pinned to the top; vacated tenants archive to the bottom.

Tab 4: Yearly (Annual Financial Matrix)

- **12-Month Financial Matrix:** Cross-tabulated master grid of every tenant unit across all 12 calendar months.
- **Annual KPIs:** Annual Collected Revenue, Operational Expenses, and Annual Net Operating Income.
- **Double Export System:** Instant 1-tap generation of audit-ready CSV spreadsheets for Microsoft Excel and printable ISO A4 annual statement reports.

Tab 3: Joining Date & ⚡ Start Auto-Queue Engine

WHATSAPP BULK ENGINE

Chronological tenure and deadline tracker with smart sorting by Due Day (1–31), Name (A–Z), Room/Unit Number, and Rent Amount.

⚡ How "Start Auto-Queue" Works (Zero Accessibility Required)

- 1 **Open Remind All Sheet:** Tap "Remind All" on the dashboard or Joining Date tab.
- 2 **Tap ⚡ Start Auto-Queue:** BaseRent immediately opens the first pending tenant's chat in WhatsApp with a pre-formatted reminder and your UPI payment link.
- 3 **Send & Return:** Tap Send in WhatsApp and press Back. BaseRent automatically advances to the next pending tenant after a natural 1.2-second pause!
- 4 **Full Landlord Control:** Tap "II Pause Auto-Queue" anytime to review messages, hold queue, or switch channels.

3 Operational Expense Management & Net Profit

Net Profit (In-Hand Cash) = Total Rent Received – Total Operational Expenses

Expense Category	Operational Scope & Ledger Allocation
 Maintenance & Repairs	Carpentry, masonry, civil upkeep, fixture repairs, and wear-and-tear restoration.
 Electricity Bill	Utility power payments for common areas, motor pumps, or individual sub-metered units.
 Water Bill	Municipal water tax, tanker deliveries, and borewell servicing charges.
 Plumbing & Sanitary	Drainage clearing, pipe replacements, tap fittings, and bathroom maintenance.
 Painting & Cleaning	Turnover wall repainting, deep cleaning, pest control, and garbage collection dues.
 Property Tax / Gov Fee	Municipal assessment taxes, land revenue payments, and official statutory licenses.
 Society / Maintenance	Resident Welfare Association (RWA) monthly dues and building amenity upkeep.
 Internet / WiFi	Broadband subscriptions and optical fiber lines provided for tenant premises.
 Security / Guard	Security personnel wages, CCTV surveillance maintenance, and gatekeeper fees.
 Tenant Refund	Security deposit settlements and prorated move-out refunds issued upon vacating.
 Other Expense	Stationery, hardware supplies, legal fees, and miscellaneous operational overheads.

4 Hardware Printing & Professional Statement Export

Full Color Print Mode

- **Digital Presentation:** Features signature warm amber headers, emerald status badges, and soft tinted cards.
- **Best Used For:** WhatsApp PDF sharing with tenants, electronic records, and high-resolution tablet viewing.

Black & White (B&W) Ink-Saver Mode

- **Hardware Ink Optimization:** Replaces heavy background fills with crisp, pure #000000 vector borders and high-contrast lines.
- **Best Used For:** Physical laser/inkjet printers—guarantees zero toner bleeding and maximum paper legibility.

5 Daily Background Rent Reminder Engine

Toggle ON (Custom Reminder Time)

- Pauses default alerts and fires precisely at your chosen custom hour and minute.
- Displays heads-up notification with tenant name, overdue amount, and days late.
- Includes direct **[WhatsApp]** and **[SMS]** 1-tap quick action buttons.

Toggle OFF (Default 9:00 AM & 6:00 PM Alerts)

- Displays "Default 9:00 AM & 6:00 PM alerts active" directly on the reminder card.
- Automatically delivers dual 9:00 AM & 6:00 PM alert notifications so rent is never forgotten.
- Shows quiet color-coded badges (**PENDING**, **CASH**, **ONLINE**) inside the app.

6 Tenant Move-Out, Prorated Refund & Deposit Settlement

- **Check-Out Workflow:** Select tenant in Directory → Tap *Check-Out / Vacate* → Enter official Move-Out Date and Deposit Settlement Notes → Confirm.
- **Prorated Stay Calculation:** Exact daily rate: $\text{Daily Rate} = \text{Monthly Rent} \div \text{Days in Month}$; $\text{Refund} = \text{Security Deposit} - \text{Unpaid Arrears} - \text{Damage Deductions}$.
- **Move-Out Deposit Tracking:** When deducting repair costs, choose " **Keep in Cash**" or " **Keep in Online**". Unspent deductions add directly to Dashboard In-Hand Cash or Online (badged +*Dep. Added*) and automatically reduce when repair bills are recorded.
- **Unit Reassignment & Multi-Occupancy:** Vacating automatically archives records and frees room identifiers for immediate new onboarding, with full support for shared multi-occupancy rooms.

7 Security, Privacy & Google Cloud Sync

Absolute On-Device Privacy

- **Zero Phone Tracking:** No accessibility services, no contact scanning, no chat reading.
- **Biometric Authentication:** Fingerprint, Face ID, or PIN lock with FLAG_SECURE anti-screenshot window protection.
- **Local Encrypted Storage:** All tenant data resides in hardware-accelerated SQLite encrypted at rest with AES-256.
- **Local JSON Backup:** Complete encrypted database export/import directly to phone storage.

Multi-Device Cloud Sync & Currency

- **1-Tap Google Login:** Secure authenticated sync backed by Google Firebase infrastructure.
- **App Currency Selector:** Select your preferred currency symbol (₹ INR, \$ USD, € EUR, £ GBP, or ¥ JPY) inside the Cloud Account popup to update all cards and receipts app-wide.
- **Client-Side Encryption:** Military-grade AES-256-GCM encryption before data leaves your device.
- **Cross-Device Restore:** Install BaseRent on any new phone, log in, and restore your entire ledger in seconds.

Landlord Best Practices & Operational Integrity

- **Start Tracking Month:** For existing tenants who already settled past months, configure "*Start Tracking Rent From*" to your onboarding month so past months never show as unpaid arrears.
- **Aadhaar Document Privacy:** BaseRent stores Aadhaar front & back images locally in private app storage. Numbers can be masked on-screen to comply with national identity protection guidelines.
- **Agreement Auto-Expiry:** Set the tenant's Joining Date and Agreement tenure (e.g. 11 months); BaseRent automatically computes and displays the exact Agreement Expiry date on their profile.

8 Technical Architecture & System Specifications

Architecture Layer	Technology Stack & Implementation Details
 UI Framework	Native Android Jetpack Compose 1.7+ with Material 3 Adaptive Layout System.
 Local Database	Hardware-accelerated SQLite via Android Room with AES-256 local data encryption.
 Cloud Backend	Google Firebase Firestore with end-to-end user-isolated security access rules.
 Device Security	Android BiometricPrompt API (Fingerprint/Face/PIN) + WindowManager.LayoutParams.FLAG_SECURE.
 Bulk Messaging	Native Intent-based WhatsApp & SMS queuing with zero accessibility service requirements.
 Print Engine	Integrated Android Print Spooler with ISO A4 PDF generation (Color & B&W ink-saver modes).
 Date Validation	Strict 2023–2099 calendar boundary validation preventing impossible leap days or invalid dates.

9 Licensing & Limited-Time Early-Bird Access

Lifetime Pro License (Early-Bird Special — ₹499/-)

- **Single One-Time Payment:** Perpetual Android license with unlimited tenants, rooms, and financial years. Zero recurring subscriptions.
- **Google Play Store Notice:** This ₹499/- lifetime promotional offer is strictly available during pre-launch. When BaseRent launches on the Google Play Store, standard Play Store pricing and plans will take effect.

10 Official Support & Direct Developer Contact

- **Founder & Developer:** Praful Tony
- **Direct Support Email:** prafulltony@gmail.com
- **Official Domain:** www.baserent.co.in
- **Location:** Aurangabad (Chhatrapati Sambhaji Nagar), Maharashtra — 431001, India

- ✓ 100% On-Device SQLite Data
- ✓ Google Play Console Ready
- ✓ Direct Developer Response