

Rentify: A Review on Web-Based Rental Management Systems

Yugal S. Tembhare¹, Yash S. Katekhaye², Vanshika Gour³, Atharva Wakhre⁴, Gaurav Bhumber⁵,
Vanshika Berodia⁶, Dr. Ruchi Kadwane⁷

^{1,2,3,4,5,6} Students, Computer science & Engineering, G. H. Raisoni University

⁷ Assistant Professor, G. H. Raisoni University

Abstract—Finding reliable rental housing has become a significant concern for students and working professionals in new cities. Traditional rental systems depend largely on brokers and classified ads, which often lack transparency and security. Over the years, several digital rental platforms have been introduced to address these challenges, yet many still face limitations such as data inaccuracy, lack of verification, and poor user experience. This review paper studies various research contributions on rental management systems, their technologies, and their limitations. It also highlights the scope of improvement through an integrated and user-friendly platform concept, *Rentify*, which combines verified listings, filtering tools, and cloud-based security.

Index Terms— Online rental system, property management, tenant-owner interaction, cloud integration, student accommodation, web-based housing platforms

I. INTRODUCTION

In the era of rapid digitalization, almost every service has moved online — from banking to shopping — yet renting a property remains complicated. Many users still depend on local agents or unreliable listings, often leading to financial loss or privacy concerns. The need for a transparent, data-driven rental management system has therefore become essential.

This paper reviews several existing research works and digital systems designed to simplify property renting and management. By analyzing their approaches, features, and drawbacks, the review identifies the key components necessary for building an efficient, secure, and scalable rental solution. The study also emphasizes the importance of user experience, document verification, and accessibility

— elements that are often overlooked in earlier systems.

II. PROBLEM IDENTIFICATION

Most current rental systems lack proper verification mechanisms, structured workflows, and tailored support for diverse user groups. Tenants frequently encounter outdated information, duplicate listings, and unverified property data. Meanwhile, property owners struggle to reach reliable tenants efficiently. Additionally, student housing remains an underexplored area within existing platforms. These limitations highlight the need for improved systems with verified data, secure communication, and advanced filtering capabilities.

III. OBJECTIVES OF THE REVIEW

The main objective of this review is to analyze previous studies related to property rental management and to identify the gaps in existing systems. It aims to evaluate how technologies such as web frameworks, databases, and cloud integration have been used to improve rental processes. Furthermore, it seeks to highlight the potential benefits of integrating these technologies into a unified system that offers transparency, efficiency, and reliability.

IV. REVIEW METHODOLOGY

The review process was carried out by studying several scholarly articles, research papers, and project implementations published between 2022 and 2025. Each paper was evaluated based on its objectives, technical approach, functionality, and limitations. Comparative analysis was done to identify how each

proposed system addressed user needs and security issues.

A. Comparative Analysis of Existing Studies

- Paper [1] introduced a digital property management system that focused on replacing manual record-keeping with online listings, emphasizing data efficiency but lacking strong verification tools.
- Paper [2] discussed a generic rental system review, pointing out challenges such as low transparency and insufficient authentication features.
- Paper [3] explored communication-based enhancements but did not integrate cloud storage or map-based searches.
- Paper [4] presented a Smart Rental System that adopted modern frameworks but remained limited in student-oriented functionality.
- Paper [5] worked on a residential management framework that improved data storage yet did not include tenant-owner communication channels.
- Paper [6] emphasized user-centric designs, focusing on experience and scalability but with minimal discussion of real-time property verification.

From the analysis, it is observed that while every study contributed unique improvements, none offered a unified platform that seamlessly combines user verification, student-focused accommodation, and real-time communication — which defines the motivation behind the Rentify concept.

V. DISCUSSION AND FINDINGS

Through this comparative review, it was found that the evolution of rental systems has moved progressively from static property listings to interactive, cloud-based platforms. However, gaps remain in integrating geolocation services, automated availability checks, and personalized filtering for different user types. A majority of platforms lack robust document verification and multi-role access control mechanisms, which are essential for data safety and user trust.

The concept of *Rentify* emerges as a solution framework combining the best features identified in

the reviewed systems — advanced filtering, secured authentication, cloud-based document handling, and dedicated modules for students. By studying previous works, this review establishes that an ideal rental platform must prioritize both *usability* and *trustworthiness*.

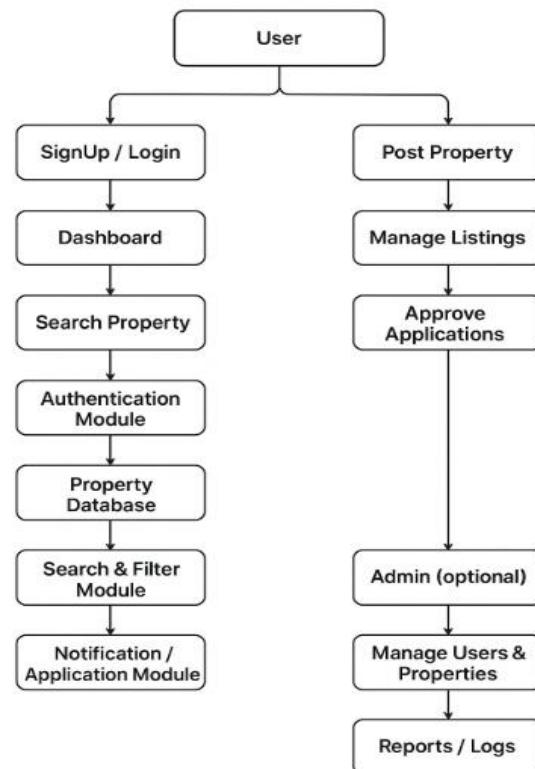


Fig. 1. Flow diagram of rentify system

VII. CONCLUSION

This review concludes that while several rental management systems have attempted to simplify property renting, none fully address the challenges of transparency, verification, and inclusivity. Future systems should integrate document-based verification, real-time availability checks, and AI-assisted property matching to improve user satisfaction. The insights gained from this study serve as a foundation for designing advanced, user-friendly platforms like *Rentify*, which can set a new standard in web-based rental solutions.

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