


*** Needs a better homepage or splash page.



Admin Login Buyer Login Vendor Login Partner Agent Login

#	Property	Vendor	Actions		
86	Tammy Hall Street, Wakefield, WF1	Rajesh V	Property view request	Property Offer	Make Enquiry
33	High Street, Redcar, TS10	Aatreyl V	Property view request	Property Offer	Make Enquiry
31	Portland Road, Dorking, RH4	Aatreyl V	Property view request	Property Offer	Make Enquiry
30	Harbour Road, Troon, KA10	Aatreyl V	Property view request	Property Offer	Make Enquiry
29	Brookside Road, Stratford-upon-Avon, CV37	Aatreyl V	Property view request	Property Offer	Make Enquiry
28	Amethyst Lane, Reading, RG30	Aatreyl V	Property view request	Property Offer	Make Enquiry
21	Tatton Street, Knutsford, WA16	Aatreyl V	Property view request	Property Offer	Make Enquiry
10	Ghyll Industrial Estate, Heathfield, TN21	Aatreyl V	Property view request	Property Offer	Make Enquiry
8	Amethyst Lane, Reading, RG30	Aatreyl V	Property view request	Property Offer	Make Enquiry
5	West Nile Street, Glasgow, G1	Aatreyl V	Property view request	Property Offer	Make Enquiry
2	Heathfield Avenue, Ascot, SL5	Aatreyl V	Property view request	Property Offer	Make Enquiry
1	Caerphilly Business Park, Caerphilly, CF83	Aatreyl V	Property view request	Property Offer	Make Enquiry

*** When registering as buyer – house swap on purchase option is too niche and falls under cash from sale. I believe it is redundant. (in eight years I've done one house swap.)

OD Comment : This is a temporary screen for testing purposes, all work flow will start from SMH website.

Dear Peter Parker,

We trust this message finds you well. On behalf of the SellMyHome team, we extend a warm welcome and express our appreciation for choosing to register as a buyer with us.

Your decision to join SellMyHome marks the beginning of an exciting journey toward successfully buying properties and by doing other activities. We are committed to providing you with a seamless and efficient platform to connect with potential seller.

Next Steps:

1. **Connect with Support:** Should you have any questions or need assistance during this process, our dedicated support team is here to help. You can reach them at admin@sellmyhome.co.uk.

We are excited about the prospect of helping you search properties on SellMyHome. Thank you for choosing us as your partner in this journey.

Best regards,

SellMyHome Team

*** Welcome email is poorly written.

OD Comment : Email Content is been provided by your team.

*** Error exception when booking a viewing as a buyer.

The screenshot shows a web browser displaying an error page. The error message is: "ErrorException Attempt to read property 'id' on null (View: /home/sellmyhome/stg.sellmyhome.co.uk/resources/views/livewire/mods/buyer/viewing/view-viewing-dtl.blade.php)". The URL is "https://stg.sellmyhome.co.uk/view-viewing-dtl?id=12". Below the error message is a stack trace table with columns: Stack trace, Request, App, User, Context, Debug, and Share. The stack trace shows the error occurred in the file "storage/framework/views/033b9fabecba89162a46f7fa8f37a6b340711ae4.php" at line 37. The code snippet at line 37 is: `<li class="nav-item">{{ $chatRoom->chat_id }}</code>. Other frames in the stack trace include "storage/framework/views/033b9fabecba89162a46f7fa8f37a6b340711ae4.php" at line 22, "illuminate/Foundation/Bootstrap/HandleExceptions.php" at line 23, "App/Http/Middleware/CheckAuthRole.php" at line 29, and "App/Http/Middleware/CheckAuth.php" at line 14.`

OD Comment : Resolved, under testing.

Vendor Account

*** Terms and conditions hyperlink goes back to homepage and not terms and conditions.

OD Comment : Resolved, under testing.

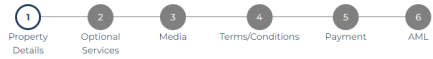
<p>Essential</p> <p>0.5% + VAT</p> <p>No Sale No Fee</p> <p>Get Started</p>	<p>Traditional</p> <p>0.9% + VAT</p> <p>No Sale No Fee</p> <p>Get Started</p>
<p>Features</p> <ul style="list-style-type: none">✓ Physical Valuation✓ List on major portals✓ Professional photos✓ 2D Floorplan✓ HD virtual tour✓ Dedicated Agent✓ Unlimited accompanied viewings✓ Sales progression <p>See Less</p>	<p>Features</p> <ul style="list-style-type: none">✓ Online Valuation✓ List on major portals✓ Professional photos✓ 2D Floorplan✓ HD virtual tour✓ Dedicated Agent✓ DIY viewings✓ Sales progression <p>See Less</p>

*** Sales packages features are wrong way round. Please switch to correct and add minimum fees.

OD Comment : Controlled from the SMH Admin panel.

*** When ticking residential address is property to be sold property details are not automatically filled in on property details page.

Add Property



Property Details

Let's list your property

Fields marked with * are mandatory.

Search Address

Enter postcode in text box to search postcode and select address from suggestions.

Enter Address Manually

Postcode*	Flat Number
<input type="text"/>	<input type="text"/>
House Number*	Street*
<input type="text"/>	<input type="text"/>
City*	Country*
<input type="text"/>	<input type="text" value="Select Country"/>
Council tax band/Domestic rate*	
<input type="text" value="Select Council tax"/>	

I confirm that I own the property I am selling.*

What is the current state of ownership

Solo Joint Shared ownership Help to buy Other

Viewing Ability*

Please enter your viewing day & start and end time. We will automatically split these into 30 mins slots based on your convenience

Date	Start	Ends
<input type="text" value="dd/mm/yyyy"/>	<input type="text" value="--:--"/>	<input type="text" value="--:--"/>

[+ Additional Slots](#)

Property Headline*

Tell us about the property in your words

Property Description*

OD Comment : The previous residential that has been asked is the vendor residential Address.

***** Tenure options**

“Leasehold - Share of Freehold” should be just “Share of Freehold”

Please add Shared ownership as an option

OD Comment : This option is already available under title (What is the current state of ownership).

*** When selecting leasehold the lease length month is redundant. Ground rent review period is also redundant as vendors often do not have this level of detail.

The image shows a screenshot of a form with the following fields:

- Length of lease (mm) *** (circled in red)
- Length of lease (YY) ***
- Annual Ground Rent Amount *** (with a £ symbol)
- Ground Rent Review Period (year) *** (circled in red)
- Annual Service Charge Amount *** (with a £ symbol)

OD Comment: These options have added based on previous requirements.

Property type

*** Please change flat to apartment.

*** Please add bungalow as an option.

OD Comment : Both of these options are available when you click on others radio button.

State of ownership

*** Change solo to sole.

OD Comment : OK, will be done.

*** Remove shared ownership and help to buy

OD Comment : These options has been added based on previous requirements, changes too these will require additional efforts.

*** Other option should produce a small text box for additional info.

OD Comment : NEW SCOPE

Price Option

*** Fixed price should be renamed to Asking Price

OD Comment : OK, will be done.

Viewing Availability

*** Reduce minutes to 10 or fifteen minute slots as the minutes are too fiddly.

OD Comment : This has been configured based on previous requirements, changes too these will require additional efforts.

Additional products

*** Products don't make sense - Isabelle and Boris for a £1? Bors is actually £49. Real products incorrectly priced and some items missing. Please refer to current SMH site.

OD Comment : These products are controlled by Admin Panel, Test products have been removed.

Media

*** All appears to work correctly.

Terms/conditions

*** Name of agreement (DIY) does not match Essential name. fee is 0+VAT

OD Comment : OK, will be done and tested.

Is this the final agreement?

*** When signing – date box allows freetext and not date only.

OD Comment : Please send screenshot.

*** Countersignature by agent is not automatically filled out and can be edited?

OD Comment : Counter signature not in scope.

*** Then requests a docusign at the bottom. Redundant?

OD Comment : Please elaborate.

*** On creating a second property it was observed that the agreement can be docusigned without filling in the freetext bars.

OD Comment : Please provide screenshot.

Payment

*** Appears to work correctly

AML

*** Mortgage statement is not valid proof of address and should be removed from this list only. (Is suitable as proof of ownership)

OD Comment : This has been done as per previous feedback received.

*** Land registry certificate should be renamed to land registry title deed/s in list C

OD Comment : OK, will be done.

*** Each of the lists features a different way of uploading documents. No conformity!

OD Comment : developed as per designed

*** For all lists please ensure that the one is bolded so clients don't upload unnecessary documents.

OD Comment : Feedback not clear.

*** Why do I have to press submit when I've already uploaded the document?

OD Comment : The document only gets saved, it gets uploaded when you press submit. As per Design.

Dashborad

*** My invoice for the recently listed property is incorrect. I did not request 49 Brois's

OD Comment : Retested and working as expected.

To :				Paid: Yes
Daniel Thompson,				Paid on:
d.thompson@sellmyhome.co.uk,				18/06/2024 12:38:12 PM
44, Keyham Lane West, Leicester, United Kingdom				
#	Item	Qty.	Price	Total
1	Traditional	1	0.00	£0.00
2	Zoopla Premium Listing	1	9.99	£9.99
3	Rightmove Featured Listings	1	9.99	£9.99
4	Viewings Pack	1	500.00	£500.00
5	Boris Rutledge	49	1.00	£49.00
6	Isabelle Kent	1	1.00	£1.00
Subtotal:				£569.98
VAT(20%)				£113.99
Grand Total:				£683.97

*** Optional extras – are featured listing and viewings pack intended to be renewable and repayable?

OD Comment : Can be purchased separately, but they are not renewable. They can only be purchased when adding a property for the first time.

*** What is Ownership management? Is this relevant to sales? This data should be captured before property goes live. Also if it is relevant then on creation the task complete message should say “owner created successfully” and not “owner create successfully”.

OD Comment : This is added to capture if property is owned by more than one person / entity. Success message will be revised.

*** Customer support appears to work correctly.

Buyer interactions/Activity

*** When viewing your list of viewings there no option to accept or reject the viewing or view buyer position

Viewing Request Details



44, Keyham Lane West, Leicester, LE5

New View Request

Activity

Details

Chat With Buyer

Viewing Time Requested

24/06/2024

04:30 PM - 05:00 PM

Message

Please let me see this house

OD Comment : Retested and working as expected. Since this is a **Managed Property** as seen by the **TAG**, the ability to transact on Viewing Request and offers is only reserved for **Admin**.

*** On Property offers page, the Property ad page does not work

My Properties / Action / Edit Activity

Property Overview Media / Docs Optional Extras **Activity** Transactions

Property Enquiry Property Viewings **Property Offers** Property Feedback

Property	Vendor	Buyer	Details	Actions
Keyham Lane West, Leicester, LE5 📍	Daniel T	Peter P	Property Ad	View Offer

Terraced New Offer Managed Property Created: 18/06/2024 Updated: 10 minutes ago

*** There is no obvious button to accept or reject offers made. Only the chat with buyer button.

OD Comment : Retested and working as expected. Since this is a **Managed Property** as seen by the **TAG**, the ability to transact on Viewing Request and offers is only reserved for **Admin**.

OK Property Ad will be removed.

*** On vendor account there is a submit offer button that takes user to the offer that has been made by the buyer. There is no accept/reject or counteroffer functionality.

Offer Details



44, Keyham Lane West, Leicester, LE5

£300,000.00

New Offer

Current Offer

Offer Amount
£ 250000.00

Message
let me buy this house

Offer Details

Chat With Buyer

From

Peter Parker

Offer Amount

£250,000.00

Offer Added on

18/06/2024

Buying Position

First time buyer

Purchase Options

Cash Buyer


Special Requirements

let me buy this house

OD Comment : Retested and working as expected. Since this is a **Managed Property** as seen by the **TAG**, the ability to transact on Viewing Request and offers is only reserved for **Admin**.


Property Overview Media / Docs Optional Extras Activity Transactions

Overview Edit Property Features Viewing Ability

 42, Keyham Lane West, Leicester, LE5
 Semi Detached Mark for Sold
 Traditional ⓘ

Address

Flat Number N/A	House Number / Name 42	Street Keyham Lane West
City Leicester	Country United Kingdom	Postcode LE5 1WN

 Keyham Lane West, Leicester, LE5
 Property View Request
 Submit Offer

pp Peter P

Peter P
 Property Query
 15 minutes ago

Peter P
 Is this house real?
 15 minutes ago

SellMyHome
 yes, its real
 11 minutes ago

Enter your message Send

*** On vendor profile page at what is your situation there are some redundant categories such as buy to let/investor. Landlord might be better.

OD Comment : As per the previous feedback and instructions received.

Phone Number *

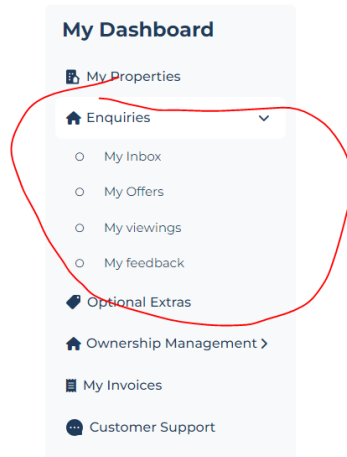
02038757000

What is your situation *

First time seller

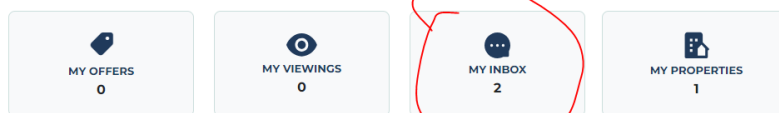
*** On vendor account the enquiries tab appears non functional as buyer activity is associated with the specific property and not the vendors.

OD Comment : As per design, Buyer activity is always associated with the property.



On main dashboard there is 2 messages in my inbox. But when clicked on it says there are no chats. Furthermore when I go through the property page it appears my vendor responses are classed as admin CRM responses. See below

OD Comment : Since this is a Managed Property any chat done by the Vendor will only shown with Admin Name. My Inbox will also remain Empty. As per Feedback and instructions received.



You have 1 properties, Create new listing

[Setup Property to Sell](#) [Manage Properties](#)

Property	Package	Created	Expires	Hits
44, Keyham Lane West, Leicester, LE5	Traditional	18/06/2024	16/09/2024	-
Terraced Published		Managed Last Update: 28 minutes ago		

My Inbox

No Chat found.

Enquiry Activity

Main query: Property Viewing Request

Peter Parker: Property Query

Peter Parker: Is this house real?

Admin CRM: yes its real

Admin CRM: yes it's real

Enter your message

Post message

Close

Using a vendor account, I cannot click on any listed properties on the splash page. It gives a 403 unauthorised error.

OD Comment : Vendors can not put a viewing request on Property, those actions are only reserved for Buyers.

#	Property	Vendor	Actions		
146	Keyham Lane West, Leicester, LE5	Daniel T	Property view request	Property Offer	Make Enquiry
136	Brighton Road, South Croydon, CR2	Rajesh V	Property view request	Property Offer	Make Enquiry

403 | UNAUTHORIZED.

Admin Account

Dashboard hot buttons are incorrect. Manage properties is managed properties IE traditional service and manage enquiry. There should also be a non-managed IE Essential/DIY properties button.

OD Comment : Because Admins are only concerned with Managed properties the hot buttons are created to reached them easily. All non-managed properties / enquiries can be reached fro left hand side menu.

Hi Admin CRM

Welcome to Sell My Home!



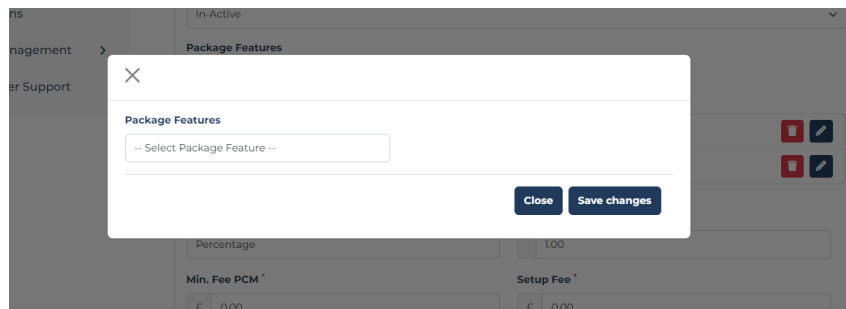
Packages and Boosters

Active and inactive products good and allows custom packages. Very good. On adding package there are minimum fees per month and setup fees. These do not apply to the current SMH products. (though minimum fees are required.)

OD Comment : These are added to be used in Terms agreement.

What is email generate?

Adding package features from a drop down menu is tedious and should be a tick box for ease of use.



“Has Managed access” is not relevant to sales.




OD Comment : OK, will be removed.

Boosters notes are the same as package notes

Feature Package

What's the difference between yes/no and text?

OD Comment : It is Redundant feature will be removed.

☰ test	Active	Yes/No		
☰ Feature Test	Active	Text		

Enquiries

Why is property types in this section? What is its function?

OD Comment : This has already been changed, it will list property type in read-only mode.
As required by Rightmove and Zoopla.

Property Types

Existing

A test	<input type="button" value="Update"/>	<input type="button" value="Delete"/>
Apartment	<input type="button" value="Update"/>	<input type="button" value="Delete"/>

When changing property status “mark for sold” should be “mark as sold” Please also add a “completed” category.

OD Comment : OK, will be done.

Buyer account

Error exception when clicking accepted viewing requests

The screenshot shows a web browser displaying an error page. The URL is `/home/sellmyhome/stg.sellmyhome.co.uk/`. The error message is:

```
ErrorException
Attempt to read property "id" on null (View:
/home/sellmyhome/stg.sellmyhome.co.uk/resources/views/livewire/mods/buyer/viewing/view-
viewing-dtl.blade.php)
https://stg.sellmyhome.co.uk/view-viewing-dtl?id=12
```

Below the error message is a developer console showing a stack trace. The stack trace is as follows:

File	Line	Column	Code
Illuminate\Foundation\Bootstrap\HandleExceptions	22		
storage/framework/views/033b9fabecba89162a46f7fa8f37a6b340711ae4.php	22		<code><?php if(\$propViewReq->is_accepted != 2 && \$propViewReq->is_accepted != 99); ></code>
Illuminate\Foundation\Bootstrap\HandleExceptions	23		<code><li class="nav-item"></code>
	24		<code><a class="nav-link text-primary <?php if(\$this->tab_type == 'activity'); >> bg-secondary text-white</code>
	25		<code></code>
	26		<code><?php endif; ></code>
26 vendor frames...	27		
	28		<code><li class="nav-item"></code>
app/Http/Middleware/CheckAuthRole.php	29		<code><a class="nav-link text-primary <?php if(\$this->tab_type == 'details'); >> bg-secondary text-white</code>
App\Http\Middleware/CheckAuthRole	30		<code></code>
	31		
3 vendor frame...	32		
	33		<code><li class="d-none nav-item <?php if(\$propViewReq->view_request_threads->count() ==8); >> d-none <?php</code>
	34		<code><a class="nav-link <?php if(\$this->tab_type == 'request_threads'); >> bg-secondary text-white </code>
app/Http/Middleware/CheckAuth.php	...		