

PROPERTY, END TO END

HousingVista

One workspace for the whole property journey — search, viewings, offers, rentals, leases, maintenance and portfolio — on a single verified listing.



01 The short version

HousingVista is one place to find a home, buy or rent it, and then run it — so the search, the deal and the years of ownership that follow all sit on the same record.

HousingVista puts the whole journey on one listing. The same property record a buyer searches is the one an agent publishes, the one an offer is made against, the one a rental application is filed on, the one a lease and a maintenance request hang off, and the one an investor models a yield from.

One person is usually several things at once — a buyer this year, a landlord the next, an investor the year after. HousingVista treats that as the normal case: one login, several roles, and every action scoped and recorded according to the role you are acting in.



THE PROMISE

One listing, one identity, one record every party can see — from the first search to the keys, and everything after.

01 In numbers

1

One listing record

Search, viewings, offers, rentals, leases, maintenance and portfolio all read and write the same property, instead of syncing between tools.

6

Roles on one login

Buyer, renter, agent, owner, investor and brokerage administrator. The same person can hold several, each scoped and recorded separately.

19

Tools for your own AI

The Model Context Protocol server exposes nineteen HousingVista tools to Claude, Cursor or an in-house copilot, behind your own sign-in.

\$0

Free tier, no card

Ten active listings, five managed rental units and two seats, with no expiry — enough to run a first real workflow before paying anything.

Who it is for

Home buyers

Cut thousands of listings down to a shortlist worth visiting, book viewings without phone-tag, and follow an offer through a visible status timeline instead of guessing where the deal stands.

Estate and listing agents

Publish a rich listing once and have it power search, the map, viewings and offers, then work every enquiry, tour and deal with performance data behind it rather than a notebook.

Renters

Search rentals on the same spine as sales, book a viewing the same way, and file an application with the documents a landlord needs — then watch it move from submitted to approved without chasing anyone.

Owners and landlords

List with or without an agent, compare applicants side by side, keep lease terms and renewal dates in one place, and track rent status and repairs on a shared record.

02 Who it is for, at scale

Property investors

Model yield, purchase and holding costs beside the listing rather than in a spreadsheet, then track occupancy, income, running costs and estimated value across a whole portfolio.

Brokerages and property-management firms

Onboard agents, oversee listings and deals across offices, and get role-based permissions and a full audit trail without configuring any of it yourself.

Enterprise operators and developers

Run several offices and entities under one organisation, with consolidated reporting, enforced single sign-on and contracted quotas as the portfolio grows.

03 What breaks today

None of what follows is a technology problem. It is what happens when the property market's six jobs — finding, showing, negotiating, letting, running and valuing — live in six unconnected tools that never agree with each other.

Listings you cannot trust

Stale, duplicated and outright fake listings are the tax every buyer and renter pays. Hours go into chasing homes that sold weeks ago or never existed.

Verification is a workflow, not a badge. Supporting documents are approved or rejected one by one, and the role that submits the evidence is structurally barred from approving it.

The journey breaks at every handover

Search on a portal, viewings over messages, negotiation on the phone, paperwork by email. Each handover loses context and gives the two sides another chance to hold different versions of the truth.

One listing carries the whole journey, so each step starts where the last one finished.

Nobody sees the same deal

A buyer does not know whether their offer was passed on. A seller does not know what was said. The information gap always favours whichever side holds more of it.

Offers move through a shared status timeline — submitted, countered, accepted, in progress, closed — recorded against a transaction record both parties watch.

Renting is treated as second class

Rental flows are usually a thin afterthought stapled to a sales product: no real application, no document handling, no way to compare applicants properly.

Rentals ride the same listing, viewing and messaging spine as sales, and feed a lease holding terms, dates and renewal schedule.

What breaks after the deal

Ownership is run on memory

Is rent in? What is broken? Who is fixing it? When does the lease end? The operational half of owning property usually has no system of record at all.

Rent status sits across units at a glance, maintenance requests are captured, assigned and followed to resolved with their own history.

Investors work in spreadsheets

A property is an asset, but the tools treat it as a photograph and a price. Modelling a deal means exporting listings and rebuilding the same sheet every time.

Yield, costs and projected returns are modelled against the listing itself, and every holding rolls into a portfolio view.

Trades and lawyers are a gamble

Finding a plumber, a painter or a property lawyer you can rely on is guesswork, and the paperwork that protects a deal ends up nowhere near the deal.

A vetted service marketplace and a property-legal directory sit alongside the listing, comparable on ratings and fees.

Firms lose control as they grow

A second office, a fifth agent or an outside collaborator turns a workable tool into a permissions problem, and nobody can answer who changed what.

Organisation workspaces, six seeded role presets and an audit trail on every change mean oversight arrives with the product.

04 What you get

Nine building blocks on one spine. Each is useful on its own; the point is that they share a record, so work done in one is not re-entered in the next.

DISCOVERY

Search, map and shortlist

Filter by location, price, type, bedrooms and amenities; switch to a map with price-labelled pins; save what fits to a shortlist that persists.

LISTINGS

Rich listings and owner self-listing

Photos, floor plans, key facts, price, amenities and a map pin. A guided flow lets an owner list without an agent and hand over later.

VIEWINGS

Tours without phone-tag

Request a slot the agent or owner has opened, get confirmation and reminders, and keep in-person and virtual walkthroughs on one schedule.

DEALS

Offers and transactions

Submit, counter, accept or withdraw on a listing, negotiate in built-in messaging, and follow a shared record with milestones through to close.

RENTALS

Applications, tenants and leases

Rental search, online applications with documents, side-by-side applicant review, and leases holding terms, dates and renewal schedules.

OPERATIONS

Rent, repairs and contracts

Rent status across units, maintenance requests followed to resolved, and annual contracts covering what is included and what is due next.

04 What you get, continued

INVESTMENT

Deal modelling and portfolio

Yield, purchase and holding costs and projected returns beside the listing, with holdings rolled into occupancy, income, costs and value.

INTELLIGENCE

Market and area insight

Price and rent trends with demand and supply over time, and neighbourhood comparison on safety, connectivity, amenities, schools and yield.

TRUST

Verification and reputation

Per-document verification with approve and reject states, identity and ownership checks, and reviews that roll into a reputation on the listing.

05 Put to work: buyers

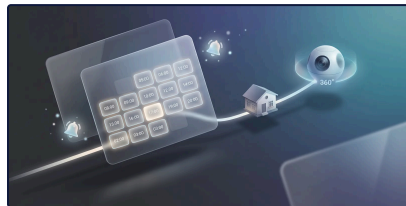
Sixteen jobs the platform is built to do. Each is an illustrative scenario — HousingVista is pre-launch, so none of them describes a real client, listing or deal.



HOME BUYER

Narrow thousands of listings to five worth visiting

Filters cut by location, price band, type, bedrooms and amenities. Matches appear in grid, list or on a map, and one tap saves a listing to a shortlist that survives the session.



HOME BUYER

Book a viewing without a single phone call

A viewing is requested against slots the agent has opened, confirmed automatically and followed by reminders. In-person and virtual walkthroughs use one booking flow.



HOME BUYER

Make an offer and actually see what happens to it

An offer is submitted on the listing and negotiated in messaging. It advances through a visible timeline — submitted, countered, accepted, in progress, closed — both sides read.



HOME BUYER

Know what a home loan really costs before committing

An affordability calculator models monthly payment and total interest across amounts, rates and tenures. Partner-bank offers sit side by side to compare on rate and terms.

Put to work: renters and paperwork

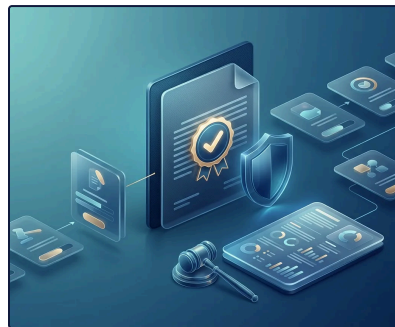


RENTER

Apply for a rental entirely online

Rental listings are filtered on the same spine as sales, a viewing is booked the same way, and an application is submitted with the documents a landlord needs. It moves from submitted to approved, with messaging if anything is missing.

A tenancy application with a status attached, rather than a silence.



HOME BUYER

Get the legal work behind a deal done properly

Verified property lawyers are browsable by category — title verification, rent agreements, registration, dispute advisory, document review — compared on ratings and fees, and booked for a consultation without leaving the platform.

The paperwork that protects a deal lives in the same place as the deal.

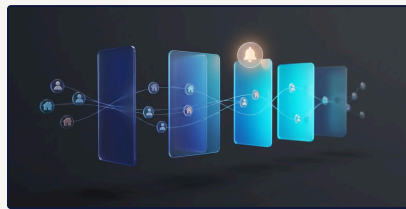
05 Put to work: agents and owners



LISTING AGENT

Publish a listing that does the selling

Photos, floor plans, the facts buyers filter on, price, amenities and a map pin go into one rich listing. Every enquiry, viewing and offer attaches straight to it.



LISTING AGENT

Run every buyer, seller and showing from one pipeline

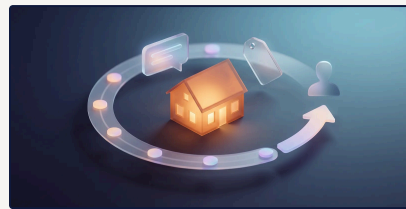
Enquiries become leads, viewings are scheduled and each opportunity moves through stages. The single unified pipeline view is on the roadmap and has no dedicated screen yet.



LISTING AGENT

Work the market on data rather than instinct

Income against costs month by month, the occupancy-rate trend and the property-type mix, re-scoped to the period you pick, with net income and margin rolled up.

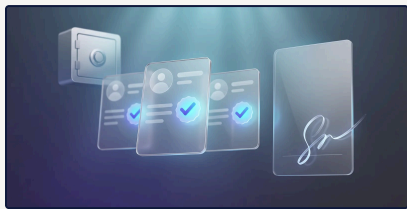


PROPERTY OWNER

List your own home, with or without an agent

A guided flow publishes to the same marketplace agents use. Enquiries, viewing requests and offers arrive directly, and the listing can be handed to an agent later.

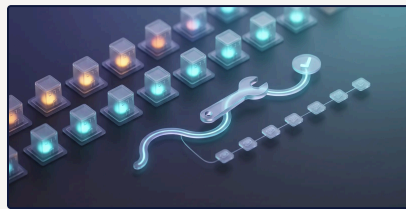
Put to work: landlords and investors



LANDLORD

Screen applicants and keep leases straight

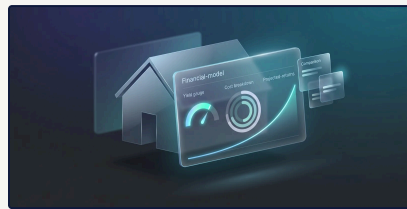
Applications are reviewed side by side, a tenant is moved through to a lease, and units, tenants, terms and renewal dates are tracked together rather than in an inbox.



LANDLORD

Keep rent and repairs on one record

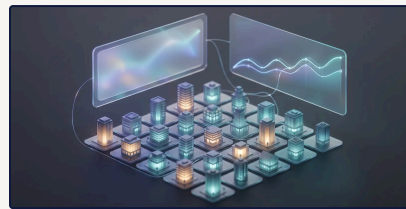
Rent status shows across units at a glance. Tenants raise maintenance requests the landlord captures, assigns and follows to resolved, each keeping its own history.



PROPERTY INVESTOR

Size up a deal before committing to it

On any listing, estimated rental yield, purchase and holding costs and projected returns over a horizon are modelled in place and compared against alternatives.



PROPERTY INVESTOR

See how a whole portfolio is actually doing

Every holding rolls into one dashboard — occupancy, rental income, running costs and estimated value — summarised and drillable down to a single property.

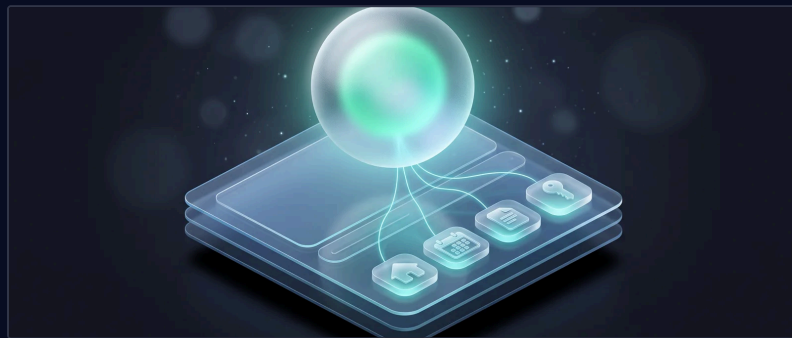
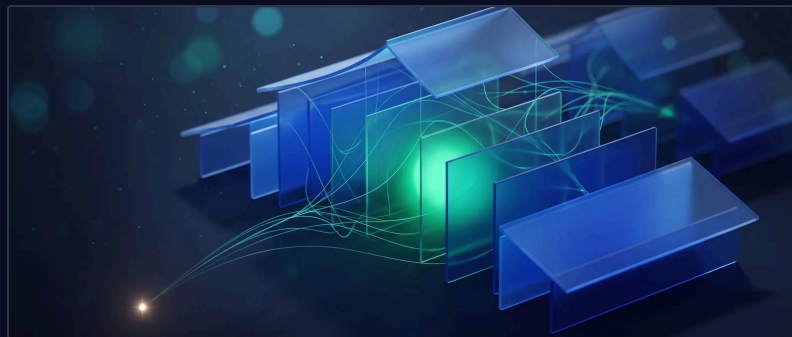
06 Built AI-native

AI that advises on price, offers and tenancy — and never decides for you

Most AI in property is a chat box bolted to the side of a portal that knows nothing about the page behind it. HousingVista starts from the opposite premise: the assistant should already know. Every screen resolves to the exact record it shows — this listing, this deal, this rental unit — before your question is sent, across all thirty routes.

It works through the same authenticated interface your clicks do, carrying your identity, so it holds no permission you do not. A record that is not yours comes back as not found rather than as an argument. Every turn reports the provider, model and usage back to your workspace.

The advice layer above that is deliberately narrow. Pricing a listing, answering an offer, triaging a repair and checking a tenancy application each return a recommendation with its evidence, its confidence and a disclaimer, and change nothing at all.

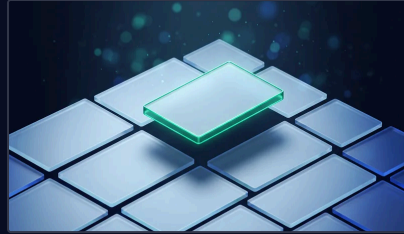


06 Four AI principles



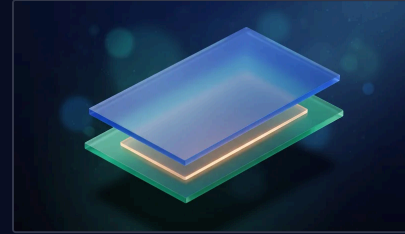
One property record, not a second AI copy

Search, viewings, offers, rentals, leases and portfolio read the same property record. There is no separate AI index to drift out of date.



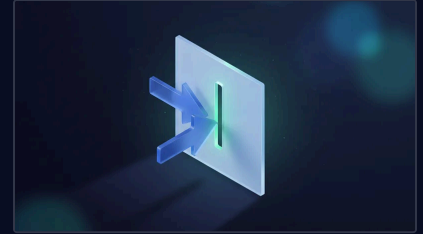
Grounded in the screen you are on

It knows which listing, offer or lease is open, so asking whether this one is verified needs no reference pasted and no budget restated.



Advisory by design, not by setting

Advice arrives as a recommendation with its evidence and a disclaimer. Applying it is a human click — not a toggle an administrator can flip.



No special access for the AI

The assistant and any agent you connect carry your own login. Nothing opens for them that a click would not open for you.

06 What the AI does today

An assistant on every screen

One assistant in reach from the dashboard, any listing, any offer, the rentals page and area insights, holding the same conversation as you move around.

It knows which listing you mean

All thirty screens resolve to the exact property, offer, lease or area they show, so this one and my offer here resolve without ambiguity.

Runs real, permissioned calls

It queries through the same authenticated interface as the app, so it cannot surface another buyer's offer by being asked differently.

Every answer metered

A credit check runs before each answer; afterwards the provider, model and amount used are recorded against your workspace and that conversation.

Nineteen tools for your own AI client

Properties, investments, transactions, rentals, contracts, assets, the marketplaces, area insights, market trends, loan offers and verification items.

Read-only snapshots and prompts

Four read-only resources — schema, dashboard, properties and market — plus prompt templates for drafting a listing and reviewing a portfolio.

Fair-housing refusals

A written list of what the assistant must refuse: ranking by resident demographics, excluding a protected class, screening on names or photographs.

Search in a sentence

Partly built. A plain-English brief parsed into the platform's own filters and shown back as editable chips. The model only ever produces the filter.

06 AI on the roadmap

Suggested asking price

A price band with the comparable homes behind it shown as links, a confidence signal, a written rationale and a fair-housing disclaimer.

The call never writes a price — a person applies it.

Offer advice

Accept, counter at an amount, or reject — citing the asking price, comparable sales, days on market and any competing offers on the same property.

Renders inside the reply dialog, and never auto-responds.

Repair triage

A suggested urgency and category for an incoming maintenance request, plus whether an annual maintenance contract already covers it.

Intended to arrive first of the four: lowest regulatory risk, highest volume.

Application completeness check

Deliberately the narrowest: whether documents are attached, declared income lines up with the rent, and the details agree with each other.

Never an approve-or-decline verdict about a person — a hard line, not a phase.

Scheduled sweeps

Daily checks on stale listings, expiring offers, unconfirmed viewings and untriaged repairs, plus weekly expiry checks and a portfolio digest.

Capped per run, with opt-out and frequency owned by the workspace.

Autonomy capped permanently

No overnight price change, no automatic offer reply, no automated decision on a tenancy application. The loops notice and tell a person.

That ceiling is not a first phase.

06 What keeps it in bounds

Permissions checked outside the AI

Access is decided at the edge before a request reaches the product. A record that is not yours returns not found rather than an argument to be won.

A discriminatory filter cannot be expressed

The property and rental-application filters carry no religion, caste, ethnicity, familial-status or community fields at all. An absence in the interface, not a policy.

Free text is data, not instruction

Listing descriptions and notes enter AI context as untrusted content, so instructions smuggled into a listing cannot redirect the assistant.

Three hallucinations forbidden outright

Invented valuations, promised in-house staff that do not exist, and platform-wide traction figures for a product that has not launched.

Seventeen written evaluation cases

Ordinary property queries, fair-housing traps, prompt-injection attempts, hallucination traps and edge cases such as an unconfirmed bulk deletion.

Advice never mutates

Applying a recommendation goes through the ordinary update path, and what the human chose is recorded against the run.

Confirmation before anything is removed

A tidy-up request must never become an unconfirmed bulk delete. The write tools exposed to outside agents have no gate of their own yet, which is stated rather than glossed.

Every change recorded, secrets stripped

A change an agent makes is recorded exactly like one made by hand, and agent writes sit behind a switch your administrators can turn off.

Spend metered per turn

Each answer reports its provider, model and usage against the workspace and conversation, so AI cost is attributable rather than invisible.

06 Reach and proof

REACHABLE FROM

- The in-app assistant, floating on every screen of the product
- Any Model Context Protocol client — Claude, Cursor or an in-house copilot — signed in as you
- Prompt templates for drafting a property listing and reviewing a portfolio
- Read-only snapshots of the schema, the dashboard, your properties and market data
- Plain-language search on the properties page, parsed into the ordinary filters
- Planned: the property page, the offer reply dialog, the maintenance step, and an AI operations view

IN NUMBERS

- Nineteen HousingVista tools exposed over the Model Context Protocol today
- Four read-only resources and two prompt templates alongside them
- Thirty product routes resolved to a concrete record before a question is sent
- Seventeen written evaluation cases covering refusals, injection and hallucination traps
- Five AI capabilities shipped, two partly built, seven designed and not yet built
- Zero demographic fields in the property and rental-application filters
- Zero AI capability that changes a price, answers an offer or decides a tenancy on its own

06 Stated plainly: the AI

What is live is the assistant and the agent connection: an assistant on every screen that knows the record you have open and reports what each answer cost, and nineteen tools your own AI client can use as you.

Most of the rest is designed and not built. Nothing in the product suggests a price, evaluates an offer, triages a repair, reviews an application or runs a scheduled sweep today.

Plain-language search sits in between — the single-query parse into the ordinary filters is built, but conversational follow-up and shortlist-aware ranking are not.

Model choice and bring-your-own-key are unavailable; whichever provider answered is recorded, but not selected by you.

The seventeen evaluation cases are written and nothing runs them yet, so they are enforced specifications and an unexercised harness rather than a passing test suite.

The write tools exposed to outside AI clients have no confirmation step of their own, so write access should be granted deliberately. And the market-trend and area-insight records the pricing work would lean on are administered by hand today — which is why plain-language search is sequenced ahead of valuation.

07 Who does what

Six role presets are seeded into every workspace automatically and reconciled on every update. The interesting part of each is what it is deliberately not given, because omission is how access control is expressed here.

Brokerage Principal

Accountable for every listing, transaction, lease and vendor contract in the workspace.

Full control of listings, deals, rentals, portfolios, service catalogues and listing verification. The only preset that holds every capability at once.

- Administer catalogues
- Approve verifications
- Manage deals
- Own portfolios and rentals

Property Operations Manager

Manages other people's homes and answers for the tenancy record.

Runs the managed rental book end to end and holds verification approval. Deliberately given no access to offers, deals, investments or the asset register.

- Screen and sign leases
- Track rent status
- Dispatch repairs
- Hold contracts

Listing Agent

Sells and lets; measured on listings live and deals closed.

The product's primary builder. It can submit verification evidence but never approve it, and cannot delete a listing.

- Create listings
- Open viewing slots
- Counter offers
- Advance transactions

Who does what, continued

Investment Analyst

Yield, holding costs and what the book is actually worth.

Owns the portfolio side — deal models, the asset register and its valuations — and curates the market-trend and area-insight intelligence.

Given no access to tenants, applicants, offers or deals.

- Model deals
- Revalue holdings
- Maintain assets
- Publish market trends

HousingVista Client

Finding, securing and living in a home.

The demand side — buyers, renters and tenants who save and compare, tour, offer, apply and report a fault. Listings are readable but never editable.

- Save and compare
- Submit offers
- Book viewings
- Raise a repair

Market Viewer

Browsing what is on the market before committing to anything.

Read-only access to listings, market intelligence and service catalogues, with no sight of deals, tenants or applicants. The safe default for anyone added to a workspace.

- Browse listings
- Read area insights
- Read market trends
- Compare loan offers

08 Under the hood

HousingVista is delivered as a hosted, multi-tenant service. The product is one bounded domain — properties, transactions, offers, viewings, rentals, maintenance, assets, investments, verification, the marketplaces, loan offers, market trends and area insights — served over a single federated GraphQL interface.

Clients never talk to the domain service directly. Every request passes through an API gateway that validates the token, resolves identity and enforces the access rule declared on the field being called. The service itself never validates a token and never re-implements authorisation.

Every record carries its workspace, and isolation is enforced in the database as well as in the application layer. Entities are related rather than duplicated, and lists load in steady batches, so a portfolio of a thousand listings behaves like a portfolio of ten.



THE SPLIT THAT MATTERS

Authentication and authorisation happen at the edge; the product enforces nothing itself. That single split is why the app, an integration, a script and the AI cannot diverge — they all pass through the same gate.

08 Capability by area

Federated GraphQL interface

One typed schema over the whole domain, so a client fetches a listing, its documents, its conversation and its audit trail in a single round trip.

Graph-backed relationships

Properties, transactions, investments, rental units and assets are held as a linked graph, which makes comparable lookup a query rather than a rebuild.

Declarative access control

Every query and mutation names the resource, action and scope it requires. There is no hand-written permission check to forget.

Document and media handling

Photos, floor plans, title deeds, agreements and application attachments go to shared storage with signed, expiring access rather than public links.

Multi-tenant isolation

Workspace identity on every record, enforced by a row-level policy in the database as well as in the service, with dedicated tenancy available.

Quotas metered at the action

Listing, unit, transaction, enquiry, marketplace, storage and API limits are checked before the action runs — no silent overage.

Event-driven updates

Domain events publish over durable streams, so notifications, timelines, analytics and integrations react to a status change rather than polling.

Audit on every mutation

Actor, target, action and result recorded on every change, searchable and exportable, with retention that lengthens by plan.

08 Standards, integrations and deployment

OPEN STANDARDS IT SPEAKS

- GraphQL, with a federated schema composed across services
- OpenID Connect single sign-on
- OAuth 2.0 — device-code and client credentials
- SAML and enforced organisation-wide sign-on
- SCIM user provisioning
- Model Context Protocol for AI clients and agents
- Signed webhooks for listing, viewing, offer and lease events
- Accessibility semantics and a high-contrast theme

PLUGS INTO

- Partner banks for loan offers and affordability comparison
- A vetted service-provider marketplace
- A property-legal directory
- Payments through a PCI-DSS-compliant provider
- Shared file storage for photos, leases and documents
- Conversations and inline comments on every record
- In-app, email, push and webhook notifications
- A developer portal for tokens, OAuth apps and keys

HOW IT DEPLOYS

Shared multi-tenant

The default. Isolated by tenant boundary and row-level policy, with no infrastructure to run.

Dedicated tenancy

For brokerages and operators who need an isolated tenant rather than a shared one.

Self-hosted and residency

Enterprise tier: self-hosting, a customer-selected region, private ingress and customer-managed keys.

09 Security and trust

HousingVista holds tenancy records, applicant income, deal amounts and identity evidence. The security model is inherited from the platform it is built on rather than reinvented per product.

Authentication at the edge, never in the product

The gateway validates the token and resolves identity. The domain service holds no token-validation code of its own to get wrong.

A declared access rule on every operation

Every query and mutation names the resource, action and scope it needs, and the gateway decides before the request lands anywhere.

Separation of duties on verification

Approval sits at administrator level only. The agent who submits the supporting evidence holds the amend right but never the approve right.

Deletion is administrator-only, everywhere

No editor-level role can delete a listing, a lease, an asset, an investment or a maintenance contract, on any resource in the catalogue.

Personal data is not viewer-readable

Tenancies, applications, transactions, offers, investments and viewing attendees are unreadable at viewer level, because outside parties are routinely invited in.

Tenant isolation in the database

Every record carries its workspace, and a row-level policy enforces the boundary underneath the application rather than only inside it.

Encryption in transit and at rest

Transport security on every connection and encrypted storage for property, transaction, applicant and document data.

Multi-factor authentication

On every tier — authenticator apps, email and SMS verification, passkeys and biometric unlock — with policy enforcement on enterprise.

09 Security controls, continued

Payments never touch the platform

Card handling is delegated to a PCI-DSS-compliant payment provider with tokenised processing, so card data does not reach HousingVista at all.

Audit and activity timeline

Actor, target, action and result on every mutation, filterable and exportable, with retention from seven days on free up to custom terms on enterprise.

Secrets held outside the code

No credential is embedded in the product; every secret is fetched at runtime from a managed, per-environment secret store.

Quota enforcement before the action

Limits are checked ahead of execution, with a warning at eighty per cent and a block at the ceiling, so runaway usage is stopped rather than billed later.

Abuse guardrails on the free tier

Email verification before a listing goes public, throttled bulk import and export, tighter rate limits on new accounts, and review before public activity.

Responsible disclosure

A published security contact and a bug-bounty programme with banded payouts for critical, high and medium-severity findings.

STATED PLAINLY

HousingVista holds no third-party security certification today and does not claim one. Its practices are designed against ISO 27001, SOC 2, GDPR principles and Reserve Bank of India digital-payment guidance — standards being built toward, not audits that have been passed. Compliance-evidence exports and SIEM streaming are specified for enterprise but have not shipped, and a DPDP data-protection review is still open.

10 One product, many front doors

The web experience is the complete product today. The rest of the ecosystem is specified and sequenced, and is described here as what it actually is rather than as available.

AVAILABLE TODAY

Web app

The full product — search, listings, viewings, offers, rentals, leases, operations, investment and analytics.

Workspace-composed experience

The same experience composed into the wider workspace and administration surfaces.

AI assistant

A floating assistant on every screen, aware of the record you have open and metered per answer.

MCP server

Nineteen tools, four read-only resources and two prompt templates, behind device-code sign-in.

IN PROGRESS AND PLANNED

- Documentation — in progress
- Mobile apps for iOS and Android
- Command-line interface
- Node and Python SDKs
- Browser and editor extensions
- Signed webhooks
- Community hub
- Marketing site — available



11 Plans

Four tiers, with a path from a single agent to a multi-entity operator and no re-platforming in between. Every feature family is visible on every tier; what changes is capacity, oversight depth, governance and support. Prices are the published band-A list — regional bands are lower, and final launch pricing is being confirmed ahead of the 2026 launch.

FREE

\$0 / month

A single agent, an individual landlord or a part-time investor evaluating the platform. No card required, no expiry.

- 10 active listings, 5 managed rental units
- 2 seats, 1 workspace, 2 active transactions
- 50 enquiries a month, 1 GB storage
- 25 bring-your-own-key AI operations a day

PRO

\$79 / month, or \$63 billed annually

Independent agents, small brokerages up to around five agents, and landlords with a growing portfolio.

- 100 active listings, 50 managed rental units
- 5 seats, 10 active transactions
- 1,000 enquiries a month, 100 GB storage
- 2,500 AI operations a day, 50 integrations

BUSINESS

\$399 / month, or \$319 billed annually

Growing brokerages, property-management firms and developers up to around fifty agents.

- 1,000 active listings, 500 managed units
- 50 seats across 10 workspaces or branches
- Unlimited transactions under fair use
- 1 TB storage, 8-hour support target

ENTERPRISE

From \$0.40 / listing / month

Large brokerages, developers, funds and multi-entity portfolios above the Business ceiling.

- Custom listing, unit and enquiry quotas
- Enforced SSO, SAML and SCIM provisioning
- Dedicated tenancy, self-hosting, residency
- Multi-entity billing, 99.95% service level

11 How billing behaves

Add-ons

Extra capacity, advanced analytics, an enhanced security suite, AI automation, white-label branding and premium integrations are sold on top of Pro, Business and Enterprise. Free accounts upgrade before buying an add-on.

Trials, refunds and overage

A first paid attempt can open a 14-day Business trial, and a first purchase carries a 30-day money-back window. Quotas warn at eighty per cent and block at the ceiling rather than billing overage afterwards, and data above quota becomes read-only instead of being deleted.

Regional pricing

Four bands. Pro is \$79 in band A, \$55 in band B, \$39 in band C and \$28 or local equivalent in band D; Business is \$399, \$279, \$199 and \$139 across the same bands, and the enterprise floor moves with them.

Services alongside the licence

Implementation, migration, brokerage onboarding, training, enablement and managed operations are available as separate engagements for firms that want a guided or done-for-you deployment.

Why teams choose it

Offers are a real workflow, not an enquiry form

An accepted offer opens a shared transaction record both sides follow to close. Listing portals stop at a contact button.

Rentals are first class, not a bolt-on

Applications, viewings, offers, messaging and maintenance reuse the same tools as sales, so lettings and sales run side by side.

Verification is evidence, not a badge

Supporting documents are approved or rejected one at a time, and the role that submits them is structurally barred from approving them.

Governance arrives with the product

Organisation workspaces, six seeded role presets, office scoping and an audit trail are there on day one rather than sold back later.

The platform does not end at the sale

Rentals, tenants, rent status, maintenance, contracts and legal services all hang off the same property record after the deal closes.

One identity across every role

The same person is a buyer this year and a landlord the next without a second account, with every action attributed to its role.

Property treated as an asset class

Portfolio value, returns and average rental yield are surfaced beside listings rather than left to a spreadsheet.

AI that is bounded on purpose

The assistant is grounded in the record you have open, runs under your permissions, and returns advice rather than changing anything.

12 Honest answers to hard questions

**You have no users.
Why would we build
on this?**

True, and we will not pretend otherwise. There are no clients, no listings and no transaction history to point at. What exists is the working product, the data model and a stated launch sequence. If proven scale is a hard requirement, we are the wrong choice today.

**The big portals have
far more inventory.**

They do, by an enormous margin. Inventory is the hardest thing for a new marketplace to build, and it is our largest gap. The case for HousingVista is what happens after a listing is found, which the portals do not attempt.

**Your AI page mostly
says roadmap.**

It does, deliberately. In property, an AI that prices a home or screens a tenant wrongly is a legal exposure rather than a poor suggestion, so we shipped the assistant and the agent surface first.

**We already have a
CRM and a property-
management system.**

Then the honest comparison is depth against continuity. A mature system will have a deeper rent ledger. What it will not have is one record carrying search, viewing, offer, tenancy, maintenance and portfolio.

12 Honest answers, continued

Is the investment tooling financial advice?

No. The models are informational, nothing on the platform is a guaranteed return, and sponsorship and payout flows are gated behind a separate review and addendum rather than switched on by a plan.

Can we trust the AI with tenant and applicant data?

The assistant holds no permission you do not, and the filter interface has no demographic fields. One gap stated plainly: write tools exposed to an outside AI client have no confirmation step of their own yet.

What happens when we outgrow a plan?

Quotas warn at eighty per cent and block at the ceiling rather than billing overage silently. Upgrades are immediate and prorated, and on downgrade any data above quota becomes read-only.

Which regions do you cover?

Launch coverage is still being finalised. The platform is built for property markets generally, with regional pricing bands and locale-aware formatting in place — but we will not claim a market before it is live.

Where it sits against the alternatives

VS NATIONAL LISTING PORTALS

They are search engines with a contact button; we run the offer, the tenancy and the ownership that follow on the same record. Conceded: they hold far more inventory, brand recognition and coverage outside the major cities.

VS ZERO-BROKERAGE RENTAL MARKETPLACES

We cover sales and rentals on one spine, with offers, negotiation and portfolio tracking they do not attempt. But their rental supply is liquid today, and a renter who only wants a flat without a broker fee is well served there.

VS NEW-LAUNCH PROJECT SPECIALISTS

We carry new projects alongside resale and rental, and the buyer drives the offer instead of a developer-commission lead route. Their developer relationships and site-visit operations are genuinely mature.

VS CROSS-BORDER ADVISORY FIRMS

We give a remote buyer a shared workspace to verify, offer, buy and manage, on a subscription rather than a commission. Their adviser network and mortgage partnerships suit anyone who wants hand-holding rather than software.

VS PROPERTY-MANAGEMENT SOFTWARE

We connect letting to the listing, the deal and the portfolio instead of starting at the tenancy. A specialist will still beat us on rent-ledger and accounting depth; if that is the entire job, buy the specialist.

VS SPREADSHEETS AND GENERAL CRMS

A spreadsheet cannot verify a listing, hold a shared offer timeline or produce an audit trail, and a generic CRM knows nothing about a lease. Both are already paid for and need no migration — a real advantage we are asking a firm to give up.

START TODAY

Join the waitlist ahead of the 2026 launch

HousingVista is pre-launch. Waitlist members are invited in stages as early access opens, and hear about launch pricing first.

- Join the waitlist and tell us which role you are — buyer, renter, agent, owner, investor or firm
- Read the use-case journeys for your role and tell us what is missing from them
- Talk to us about implementation, migration or brokerage onboarding
- Get invited as early access opens in stages toward the 2026 launch

JOIN THE WAITLIST

housingvista.com/waitlist

USE CASES BY ROLE

housingvista.com/use-cases

HOW THE AI WORKS

housingvista.com/ai

SERVICES AND ONBOARDING

housingvista.com/services

GENERAL ENQUIRIES

contact@housingvista.com
