USER MANUAL

Real Estate Portal

Guides for the public website, the agent dashboard and the admin panel of the Real Estate Portal script: search, listings, AI, payments, languages and more.

NetArt Media · 3 November 2026
Online version: https://www.netartmedia.net/manuals/realestate/

Contents

Getting started

1. Real Estate Portal Script: Features Overview
2. How to Install the Real Estate Portal Script
3. Real Estate Website Setup Checklist

Front end

1. Real Estate Website Pages and Menu Structure
2. Property Search Filters for Real Estate
3. AI Property Search in Natural Language
4. Real Estate Map Search with Price Pins
5. Property Page: Gallery, Facts and Map
6. Property Enquiry and Viewing Request Forms
7. Save Favorites and Compare Properties
8. Saved Searches and New Listing E-mail Alerts
9. Mortgage Calculator for a Property Website
10. Agent Directory, Profiles and Reviews
11. User Registration, Login and Password Reset
12. News, FAQ and Contact Pages
13. Multilingual Real Estate Site and SEO URLs

Agent & user panel

1. Real Estate Agent Dashboard Overview
2. How to Add a Property Listing
3. Write Property Descriptions with AI
4. Manage, Renew and Promote Property Listings
5. Property Enquiries Inbox for Agents
6. Buy Listing Packages and Pay Online
7. Agent Profile, Photo and Account Settings

Admin panel

1. Real Estate Admin Panel: Login and Dashboard
2. Approve and Manage Property Listings
3. Property Types, Amenities, Locations Setup
4. Manage Agents, Users and Reviews
5. Portal Payments: Stripe and PayPal Setup
6. Connect Groq, DeepSeek or ChatGPT
7. Manage Website Pages, News and FAQ
8. Change the Real Estate Website Template
9. General Settings, E-mail, SEO and Backups
10. Website Traffic Statistics for the Portal

11. Admin Users, Groups and Permissions

Reference

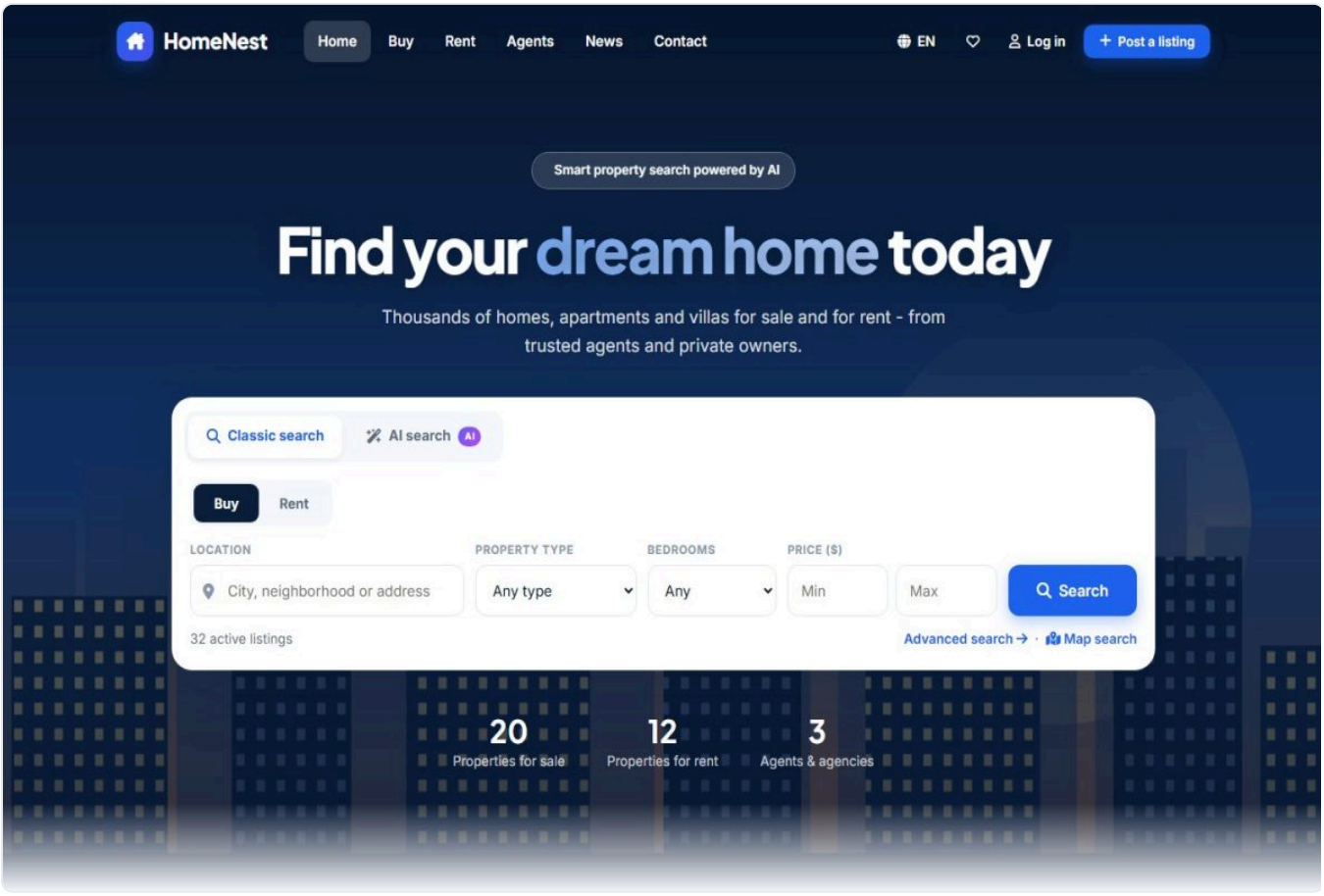
1. Scheduled Tasks and Cron Job Setup
2. Real Estate Portal Troubleshooting Guide
3. Customize the Real Estate Portal Script

GETTING STARTED

Real Estate Portal Script: Features Overview

Real Estate Portal is a complete property marketplace script: a public website for buyers and tenants, a dashboard for agents and private sellers, and an administration panel for you.

The script is written in plain PHP and MySQL. You upload it to your own hosting, run the web installer and you have a complete real estate marketplace: no monthly platform fees, no third-party lock-in, and full access to the source code.



The home page with the classic and AI search tabs.

The three parts of the system

Part	Who uses it	Where
Front end	Buyers, tenants and any visitor	The root of the website (`/index.php`)
Agent & user panel	Real estate agents, agencies, private sellers and registered buyers	`/USERS/`
Admin panel	You, the portal owner, and your staff	`/ADMIN/`

Each part has its own section in this manual. The links in the left menu take you through them in order.

Main features

- **Search:** classic filters, AI search in plain language, map search, sorting, grid and list views.
- **Listings:** sale and rent, photo galleries, floor plans, video tours, amenities, energy class, map location, similar properties.
- **Leads:** message, viewing and call-back requests sent to the advertiser by e-mail and to the dashboard inbox.
- **Retention:** favorites and compare, saved searches with e-mail alerts, a mortgage calculator.
- **Agents:** public profiles, verified badges and reviews.
- **AI:** the AI listing assistant writes descriptions and titles; works with Groq, DeepSeek and ChatGPT.
- **Revenue:** free posting, pay-per-listing or subscription packages with Stripe, PayPal and bank transfer.
- **Design:** two templates you can switch with one click, brand colors, hero image.
- **Languages and SEO:** multilingual website, friendly URLs, meta tags and structured data.

Account types

Type	Can publish listings	Typical use
Private seller (owner)	Yes	One or a few properties
Real estate agent	Yes	Independent professional with a public profile
Agency	Yes	Company profile with a logo
Buyer / tenant	No	Favorites and saved searches only

Install the demo data first. It contains 32 listings, agents, news and FAQ so you can explore every feature before you add your own content.

What to read next

1. Requirements and installation
2. First steps checklist
3. Then the section that matches your role: front end, agent panel or admin panel.

GETTING STARTED

How to Install the Real Estate Portal Script

The installer creates the database, the default data and your administrator account in a couple of minutes.

Server requirements

Requirement	Details
PHP	7.4 or newer (8.x recommended)
PHP extensions	`pdo_mysql`, `gd` (image upload), `curl` (AI, Stripe, PayPal), `mbstring`, `openssl`
Database	MySQL 5.7+ or MariaDB 10.3+
Web server	Apache with `mod_rewrite` and `AllowOverride All` (only needed for SEO-friendly URLs). Nginx works if you translate the rules from `.htaccess`.
Writable folders	`uploaded_images/`, `thumbnails/`, `backups/` and the main folder (so the installer can write `config.php`)
Internet access	Needed by the server for AI and payments, and by visitors' browsers for the maps (OpenStreetMap) and web fonts

Install with the web installer

1. **Upload the files.** Upload the content of the `RealEstatePortal` folder to your hosting (for example into `public_html` or a sub-folder such as `/realestate`).
2. **Open the installer.** Go to `https://your-site.com/install/`. The page checks the requirements; every line must be green.
3. **Enter the database details.** Host, database name, user and password. The installer creates the database if your MySQL user is allowed to. The table prefix is `re_` by default.
4. **Create the administrator.** Choose a username, a password (at least 6 characters) and your e-mail.
5. **Demo data.** Keep the box ticked to install 32 sample listings, agents, news and FAQ, or untick it for a clean portal.
6. **Press Install.** When the green message appears, the installation is complete.

Delete the `install` folder immediately after the installation. Then open `config.php` and set `$DEBUG_MODE = false;` on a live website, so visitors never see error messages.

Install from the command line

If you have SSH access you can use the command line installer:

```
php install/cli_install.php localhost root PASSWORD realestate re_ admin ADMINPASS 1
```

The arguments are: database host, user, password, database name, table prefix, admin username, admin password and `1` for demo data (`0` for none).

The config.php file

The installer writes `config.php` in the main folder. You can edit it later with any text editor.

Variable	Meaning
`$DOMAIN_NAME`	The address of the website without `http://`, including the sub-folder if any (`www.example.com/realestate`). Used in e-mails and links.
`$DBHost, $DBUser, $DBPass, $DBName`	Database access
`$DBprefix`	Prefix of all table names (`re_`)
`$DEBUG_MODE`	`true` shows PHP and MySQL errors on screen. Use `false` on a live site.
`$CURL_VERIFY_SSL`	Keep `true`. Set to `false` only on a local test server without CA certificates.

Demo logins

With the demo data installed you can log in to the user panel at `/USERS/` (through the website login page) with password `demo1234`:

- `sarah@demo.test`: real estate agent
- `info@demo.test`: agency
- `emma@demo.test`: private seller
- `buyer@demo.test`: buyer

Remove the demo users before you go live (Admin › Users).

Installing in a sub-folder or on a new domain

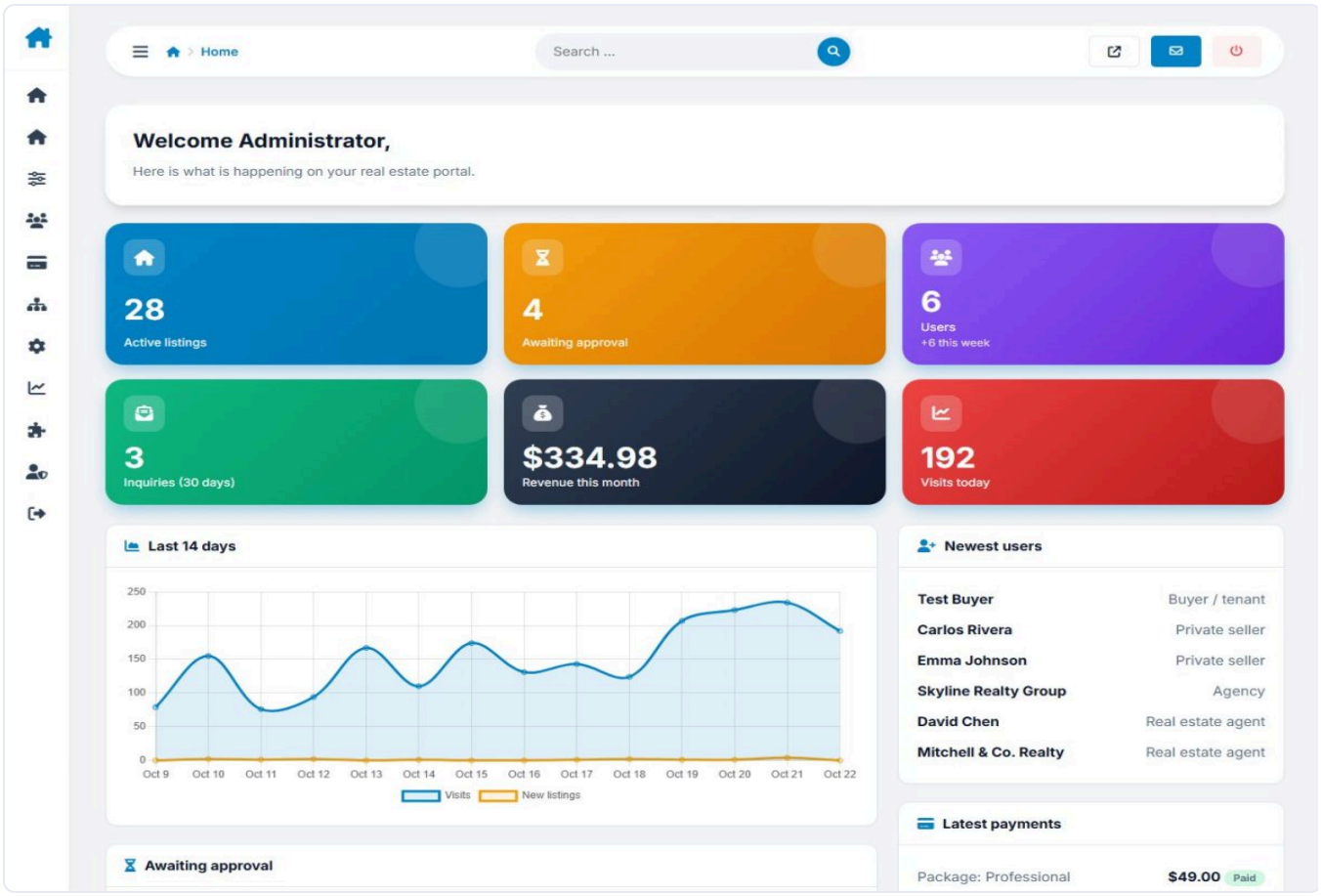
The script works in the main folder of a domain or in any sub-folder. If you move it later, change `$DOMAIN_NAME` in `config.php`. Everything else uses relative links.

GETTING STARTED

Real Estate Website Setup Checklist

Follow this checklist once after the installation and your portal is ready for its first visitors.

Open the admin panel at `/ADMIN/login.php` and work through the list below. Each step links to the page that explains it in detail.



The admin dashboard you see after logging in.

1. Identity and basic settings

1. **Site name and brand.** *Settings › Configuration Options › General Settings*: set the website name, the brand name shown in the header, default language and time zone. Site settings
2. **Company information.** Address, phone and e-mail are printed in the footer and on the contact page.
3. **Logo and favicon.** *Website › Logo & Favicon*. Without a logo the brand name is shown as text. Website content

2. E-mail

Registration, enquiries, alerts and receipts are sent by e-mail. In *Configuration Options › E-mail* enter the sender name and address and, for reliable delivery, your SMTP details. Use the **Send a test e-mail** button to confirm that it works.

3. Market settings

1. **Listing options.** *Property settings › Listing options*: currency code and symbol, area unit (sq ft or m²), listings per page, listing duration, moderation and registration rules. Catalog setup
2. **Locations.** *Property settings › Locations*: add the countries, regions, cities and neighborhoods of your market and remove the ones you do not need.
3. **Property types and amenities.** Rename or add the types and features that fit your market.
4. **Map starting position.** In Listing options › Map set the latitude, longitude and zoom where maps should open.

4. Money

Choose how you charge in *Payments › Payment settings*: free, pay per listing or packages. Add your Stripe and PayPal keys, edit the packages and the bank transfer details. Payments

5. AI

Open *Property settings › AI settings*, pick Groq, DeepSeek or ChatGPT, paste the API key and press **Test the connection**. AI settings

6. Pages and design

- Edit the About, Privacy policy and Terms pages in *Website › Pages*, and delete the demo news and FAQ you do not need.
- Pick a template in *Website › Templates* and set your colors in *Configuration Options › Design*. Templates

7. Before you go live

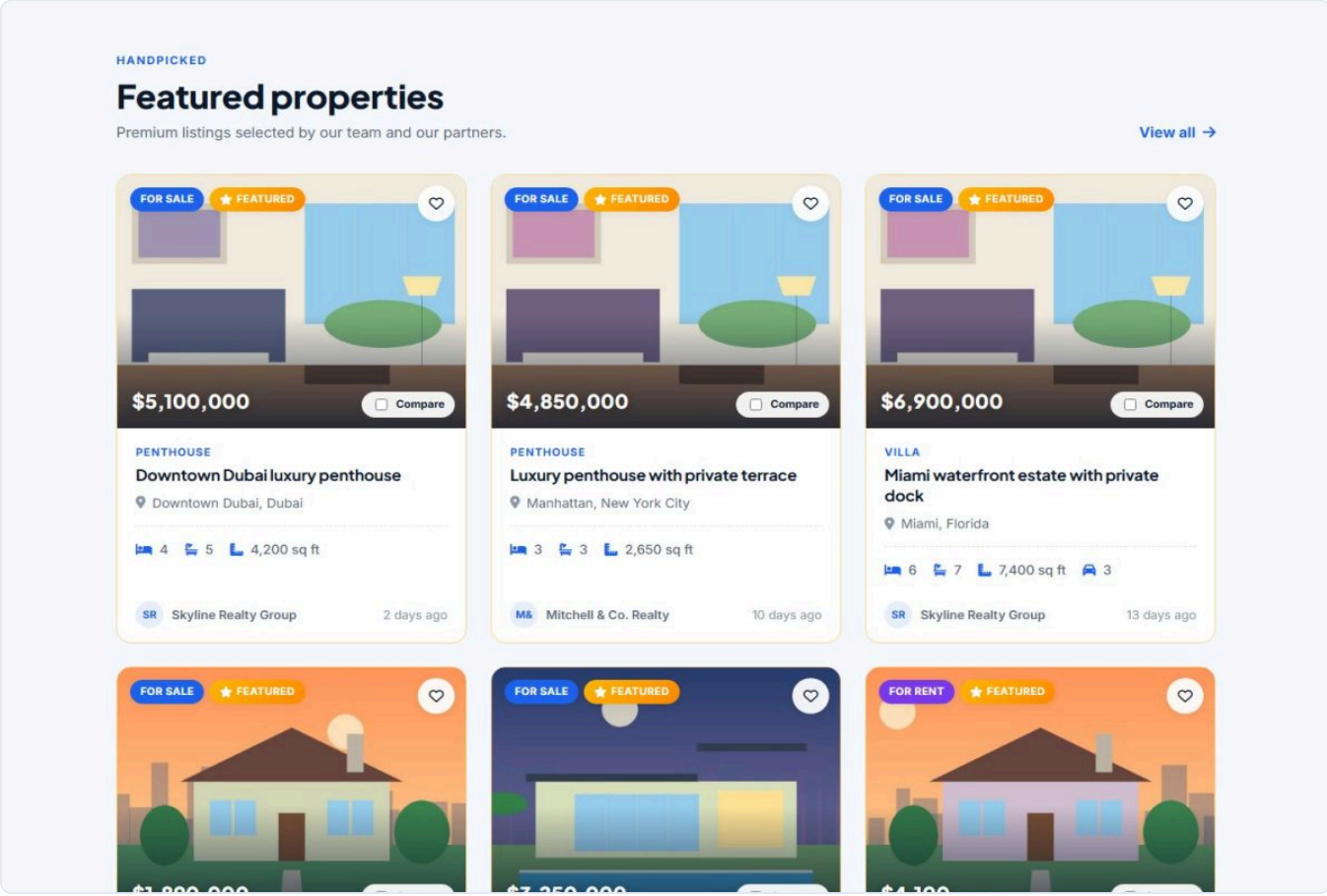
- Delete the `install` folder and set `$DEBUG_MODE = false;`.
- Delete or deactivate the demo users and demo listings.
- Change the administrator password (*Home › Change Password*).
- Enable SEO URLs if your server supports them, and add your analytics code in *Tracking Codes*.
- Set up the cron job for alerts and expiry (optional but recommended).
- Place the site under HTTPS.

Use the demo data as a template: open a demo listing in *Listings › All listings* to see how a complete listing looks, then delete the demo listings when you are done.

FRONT END

Real Estate Website Pages and Menu Structure

The public website is made of menu pages managed from the admin and a set of built-in pages for search, listings, agents and accounts.

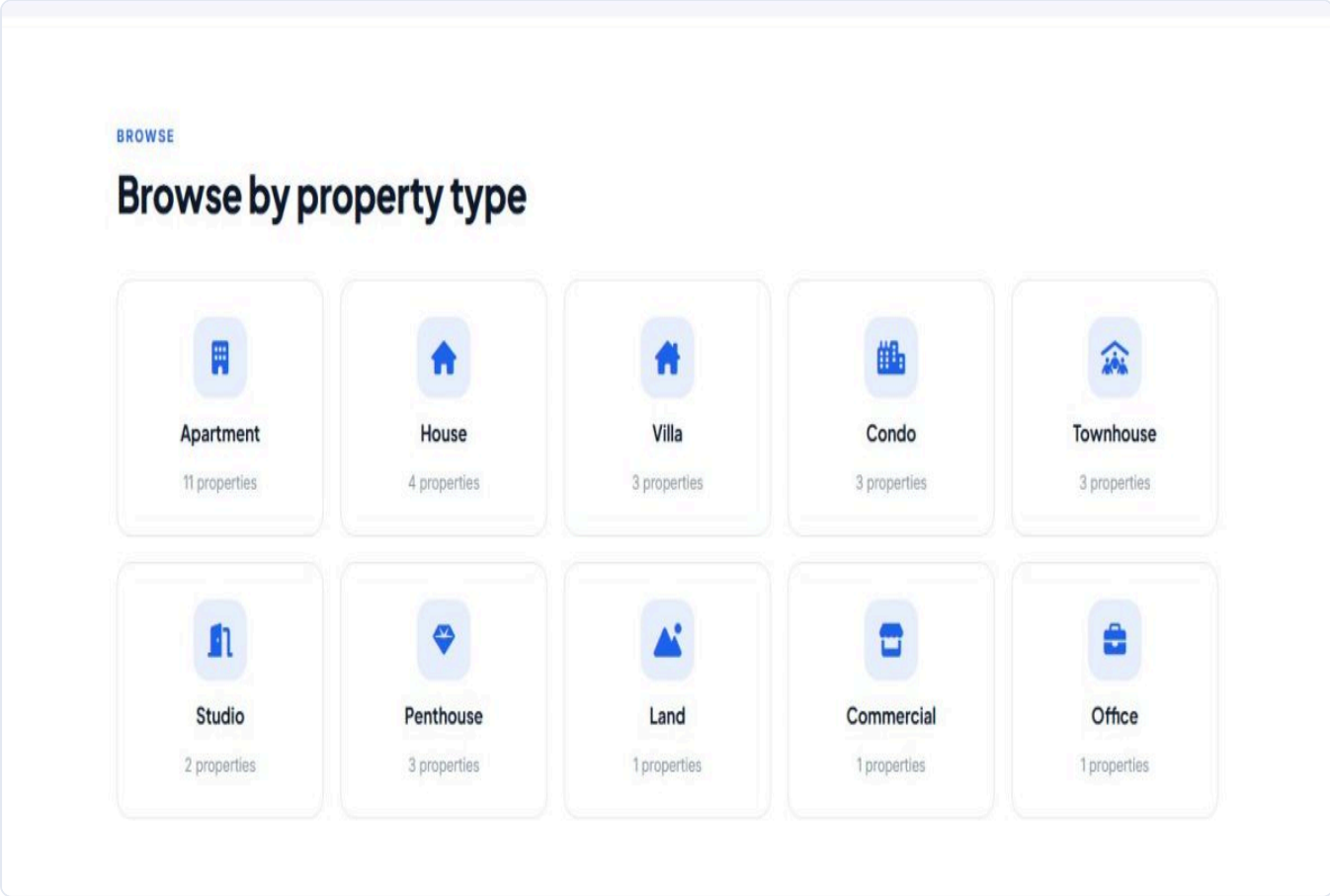


Featured listings on the home page.

The home page

The home page is built from sections that fill themselves with your data:

1. **Hero with the search card**: tabs for *Classic search* and *AI search*, a Buy / Rent switch and live counters (properties for sale, for rent and number of agents).
2. **Featured properties**: listings marked as featured. If fewer than three are featured, the latest listings are shown instead.
3. **Browse by property type**: tiles with the number of active listings per type.
4. **Latest for sale** and **latest for rent**.
5. **Popular cities**: the cities with the most listings (you can upload a picture for each city).
6. **How it works**, a **call to action** for sellers, **top agents**, **latest news** and a **newsletter** form.



Property type tiles. Types and icons are managed in the admin.

The menu

The main menu is built from the pages in *Admin › Website › Pages*. By default it contains Home, Buy, Rent, Agents, News and Contact. Pages marked **Show in the bottom menu** (About us, FAQ, Mortgage calculator, Pricing, Privacy policy, Terms of use) appear in the footer. You can reorder, rename, hide and translate them.

Built-in pages

Besides the menu pages, the script includes pages that are opened from links and buttons:

Page	Address	Described in
Search results	`index.php?mod=search`	Property search
Property details	`index.php?mod=details&id=12`	Property page
Map search	`index.php?mod=map`	Map search
Agents and profiles	`mod=agents`, `mod=agent&id=2`	Agents
Favorites, Compare	`mod=favorites`, `mod=compare`	Favorites & compare
Mortgage calculator	`mod=calculator`	Calculator
Pricing	`mod=pricing`	News, FAQ & contact

Login, register, forgotten password	`mod=login`, `mod=register`	Accounts

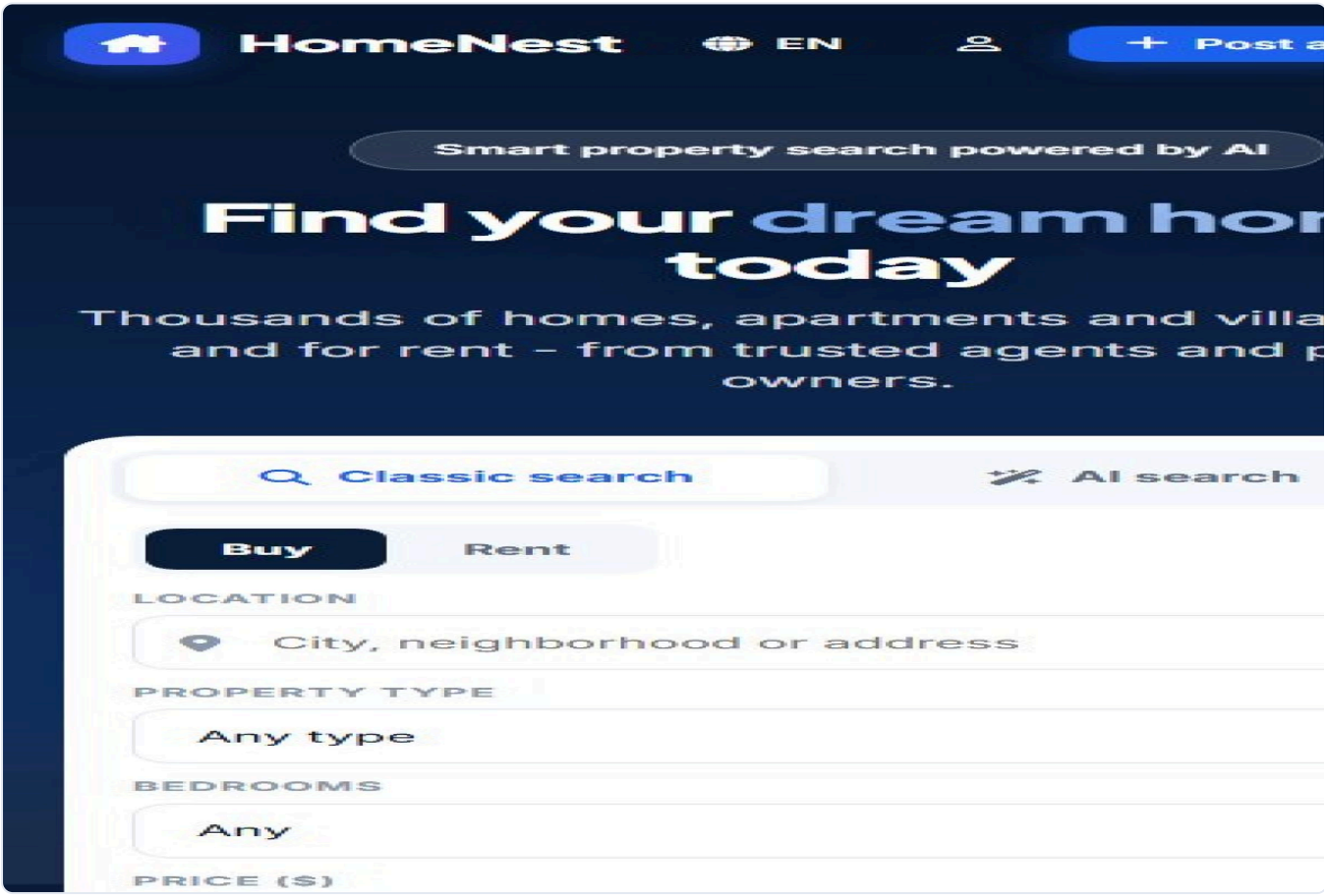
With SEO URLs enabled the same pages get clean addresses such as `/listing-sunny-apartment-12`.

The header and footer

- **Header:** logo, menu, language switcher (when more than one language is active), favorites shortcut, *Log in* and a *Post a listing* button. When a user is logged in, the button group is replaced with an account menu (Dashboard, My listings, Favorites, My profile, Log out).
- **Footer:** about text, explore links, company pages, contact details and social media icons.

Responsive design

All pages adapt to phones and tablets. The menu collapses into a button, the filter panel opens as a full-screen drawer and the gallery shows one large photo.



The home page on a phone.

FRONT END

Property Search Filters for Real Estate

Visitors can start from the search card on the home page or open the full results page with the filter panel.

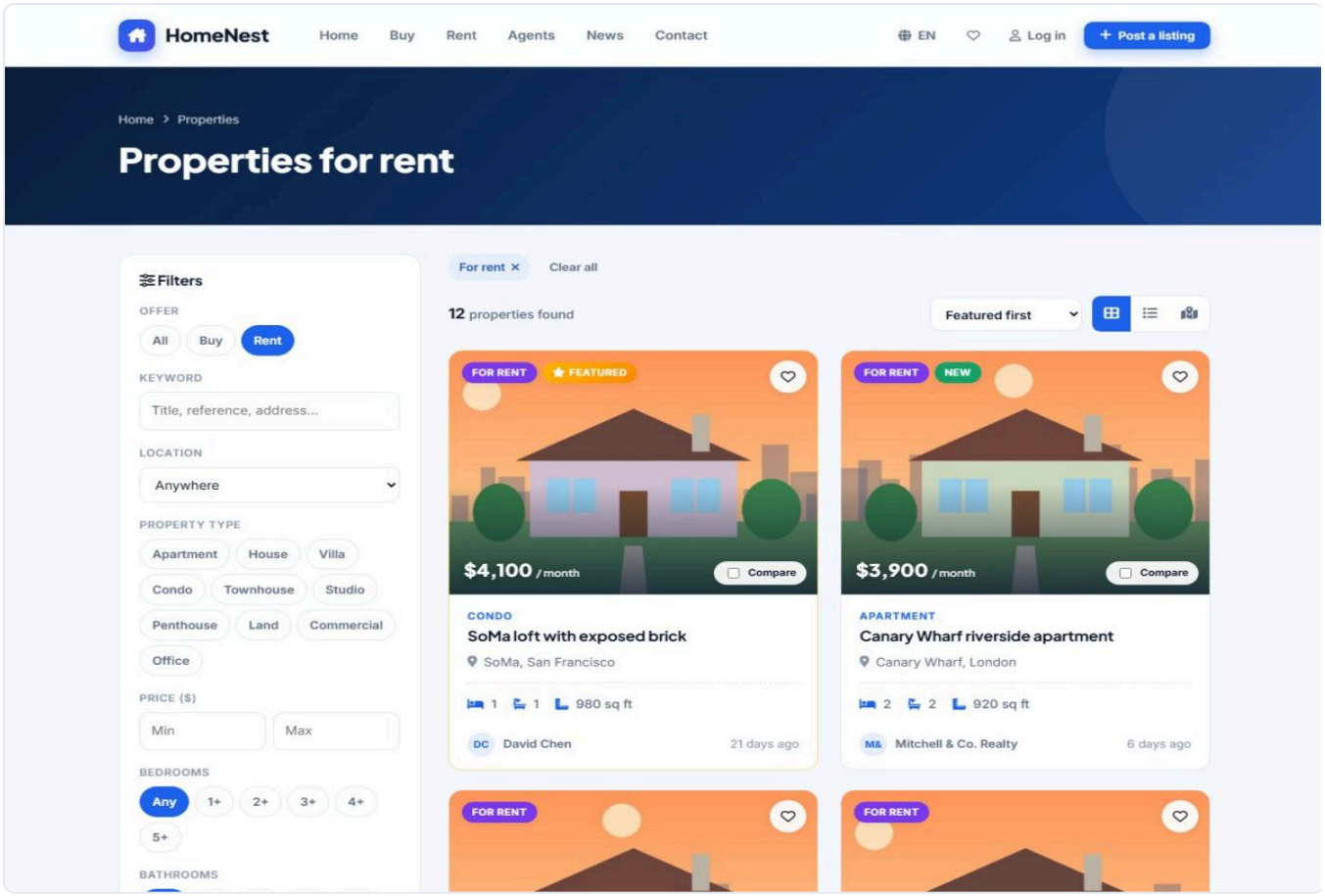
Search from the home page

The search card on the home page has:

- a **Buy / Rent** switch,
- **Location** with autocomplete: type a city or neighborhood and pick a suggestion. If you type free text without choosing a suggestion, it is used as a keyword (it matches titles, references, addresses, ZIP codes and place names),
- **Property type**, **Bedrooms** (1+ to 5+) and a **Min / Max price**.

The links *Advanced search* and *Map search* under the card open the full results page and the map.

The results page



Filter panel on the left, results on the right.

Filters

Filter	How it works

Offer	All, Buy (sale) or Rent
Keyword	Searches title, reference number, address, ZIP code and location names
Location	Choosing a city includes all its neighborhoods; choosing a region includes all its cities
Property type	One or several types at once
Price	Minimum and maximum, in the currency of the portal
Bedrooms / Bathrooms	"2+" means two or more
Area	Minimum and maximum living area
Furnished	Any, yes, partly or no
Amenities	Every ticked amenity must be present in the listing

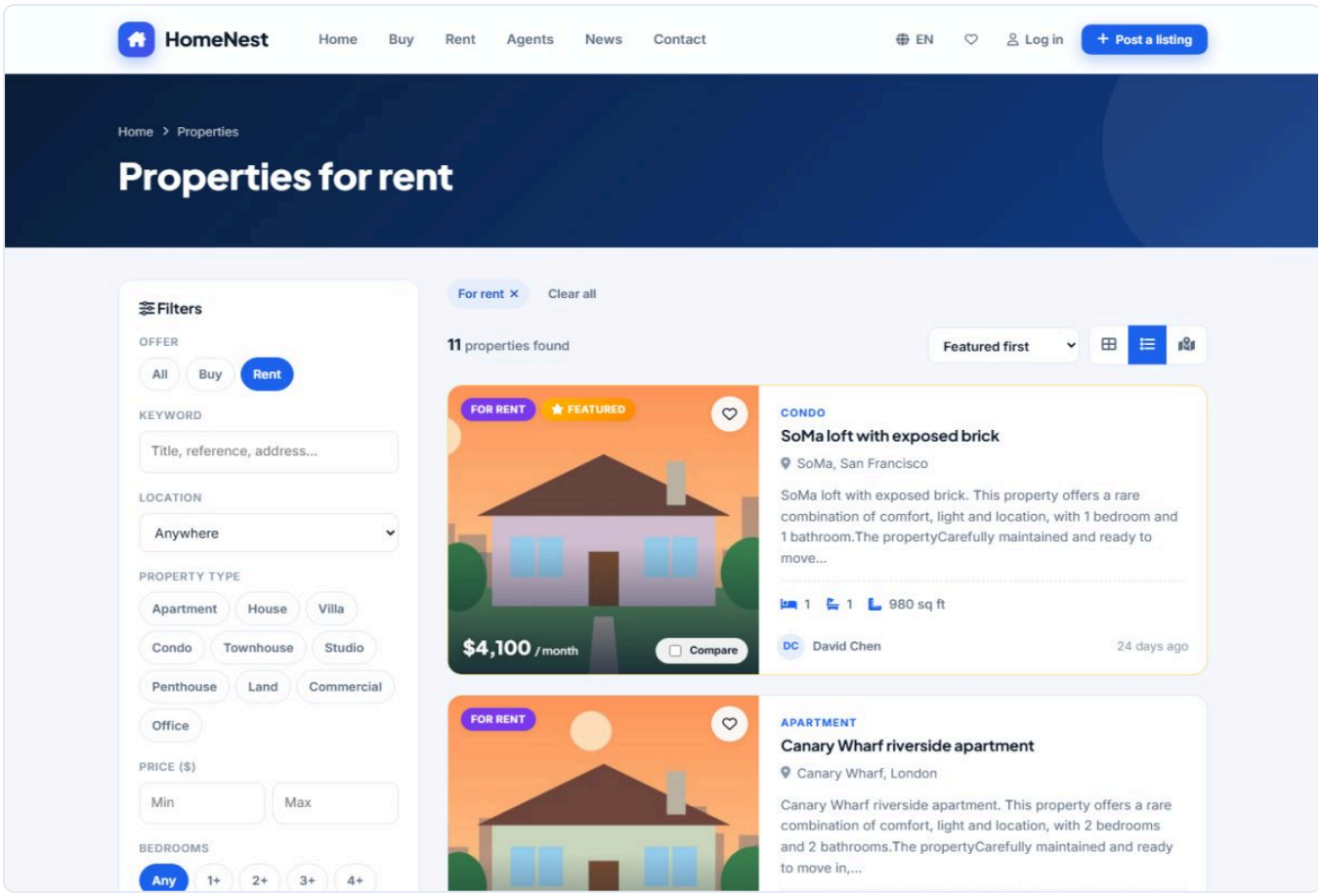
Press **Show results** to apply the filters or **Reset** to start again. On phones the filters open in a full-screen panel from the *Filters* button.

Active filter chips

Every active filter is shown as a chip above the results. Click the × on a chip to remove that single filter, or *Clear all* to remove all of them.

Sorting and views

- **Sort:** Featured first (default), Newest, Price low to high, Price high to low, Largest area, Most viewed.
- **Views:** grid, list (with a short description) or map.
- Results are paginated; the number per page is set in Listing options.



The list view shows a short description next to the photo.

The listing card

Each card shows the main photo, a *For sale* / *For rent* badge, *Featured* or *New* badges, the price, type, title, location, bedrooms, bathrooms, area, parking and the advertiser. The heart saves the property as a favorite and the *Compare* checkbox adds it to the comparison.

Save the search

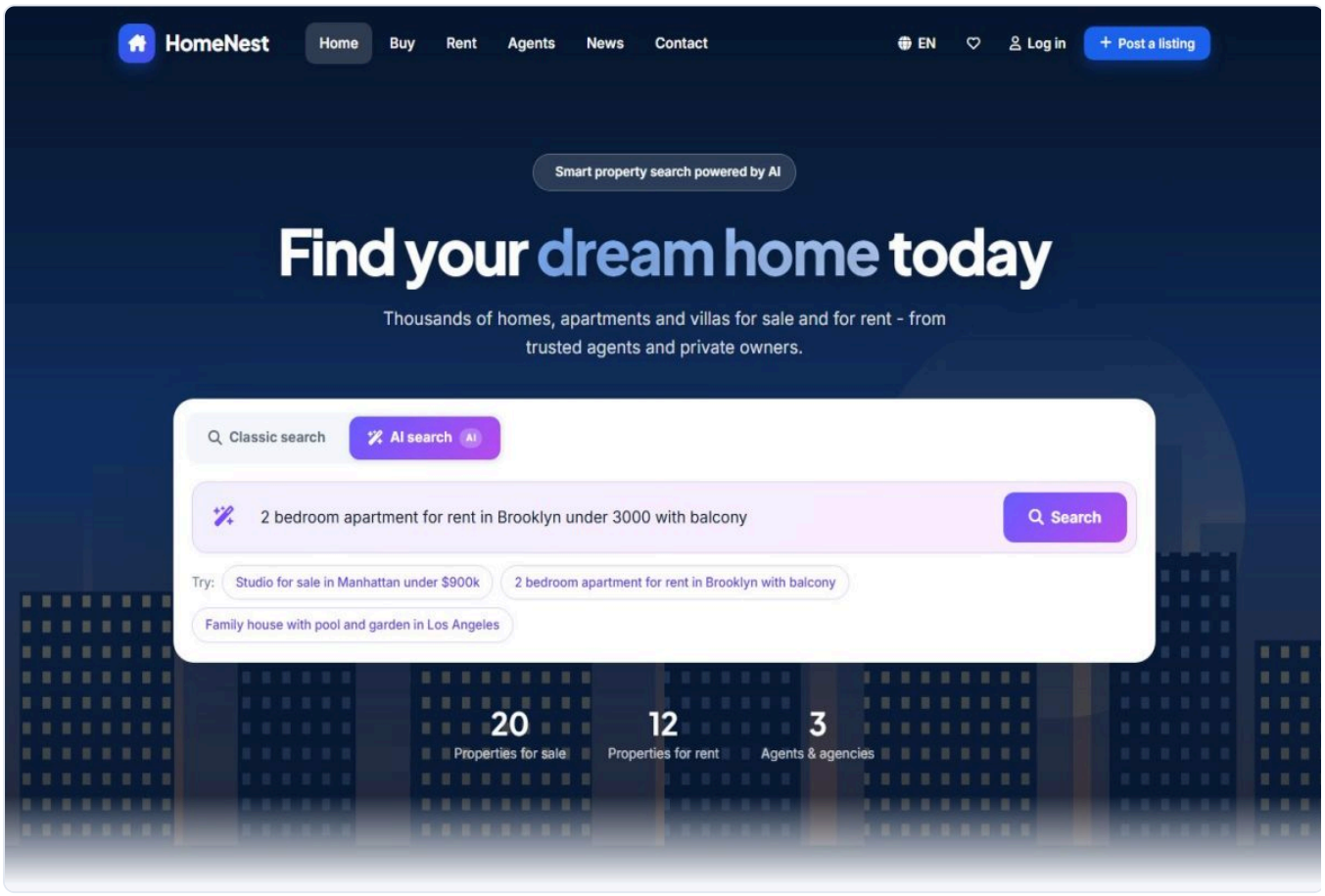
Below the results a box offers e-mail alerts for the current filters. See Saved searches and alerts.

> Only **active** listings that have not expired appear in the search. Drafts, pending, rejected, sold and expired listings are hidden from visitors.

FRONT END

AI Property Search in Natural Language

The AI search tab turns a plain sentence into search filters, so visitors never have to touch a form.



The AI search tab: one field, no filters to fill in.

How visitors use it

1. On the home page click the **AI search** tab.
2. Type what you are looking for in your own words, or click one of the example phrases below the field.
3. Press **Search**. The sentence is analysed and the results page opens with the matching filters already applied.

The filters that were understood are highlighted as purple chips at the top of the results with the message “We understood your request and applied these filters”. Visitors can remove any chip or refine the filters in the side panel.

Examples that work

- `Studio for sale in New York under $300k`
- `2 bedroom apartment for rent in Brooklyn under 3,000 with balcony`
- `Family house with pool and garden in Los Angeles`

- `3 bed villa Miami between 1m and 5m`
- `Penthouse Madrid`

What the search understands

Element	Examples
Offer	for sale, buy, for rent, to let
Property type	any type name from your catalog, in the language of the visitor (apartment, villa, studio ...)
Location	any city, region or neighborhood that exists in your locations list
Price	under 300k, below $1.2m, up to 3,000, over 500k, between 200k and 400k
Rooms	2 bedroom, 3 bed, 2 baths
Area	over 1,000 sq ft, 80 m²
Amenities	pool, garage, garden, balcony, gym, sea view, pet friendly, furnished ...

A place the visitor mentions must exist in your locations list. If it does not, the text is used as a plain keyword. Keep your locations list complete for the best results.

With and without an API key

The AI search works in two modes:

- **With an AI provider** (Groq, DeepSeek or ChatGPT configured in AI settings): a language model reads the sentence. It understands many languages and loose phrasing.
- **Without an API key**: a built-in parser recognises the common patterns above, mainly in English and Spanish. It is free and instant. If the AI provider is unreachable, the parser is used automatically, so the search never fails.

Configuration

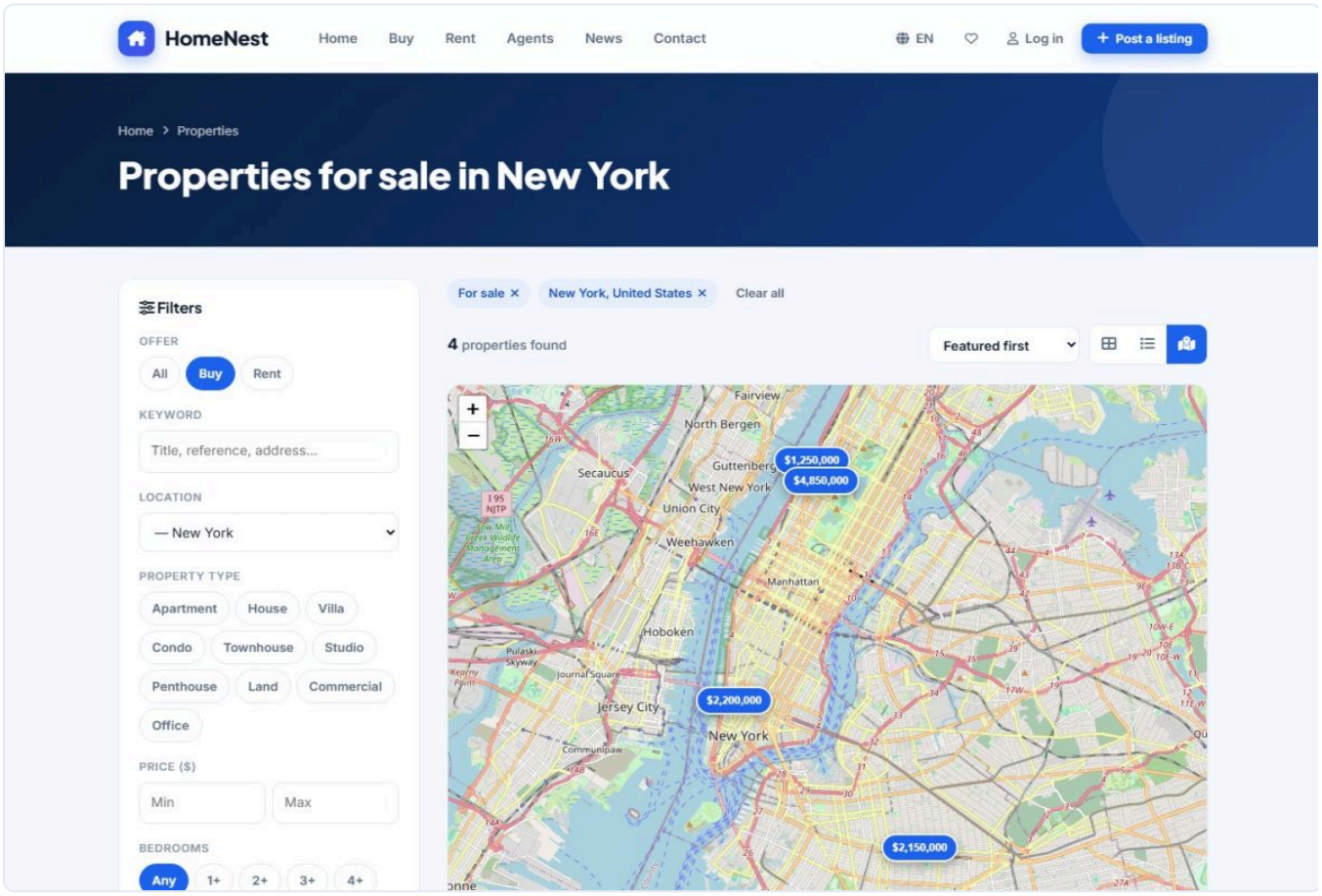
- Enable or disable it in *Property settings › AI settings › AI features › AI search on the home page*. When disabled the AI tab disappears and only the classic search is shown.
- When an API key is set, each visitor can run a limited number of AI searches per day (100 by default, stored in the `ai_search_daily_limit` setting) so your API budget is protected.
- The phrases shown as examples can be changed in the language file (`ai_example_1` to `ai_example_3`) from *Website › Interface Texts*.

Share a link that opens the AI tab directly with a ready-made question: `index.php#ai=2 bedroom apartment for rent in Brooklyn`. It is handy for ads and demos.

FRONT END

Real Estate Map Search with Price Pins

Properties with coordinates appear as price pins on a free OpenStreetMap map.



Map search: price pins on the map and the matching listings beside it.

Open the map

Click **Map search** under the search card on the home page, or the map icon in the view switcher of the results page. All filters of the normal search are available on the map page as well.

How it works

- Every listing with coordinates is shown as a **price pin**. Click a pin to see a small card with photo, price and a link to the property.
- The list beside the map shows the same listings. Hovering a card highlights its pin.
- Move or zoom the map and press **Search this area** to load only the properties inside the visible area.
- The maps use **Leaflet** and **OpenStreetMap**: free, no API key and no usage limit to configure.

Where the coordinates come from

In the listing form the advertiser clicks on the map or drags the marker to set the exact position. Listings without coordinates are still found by the normal search but do not appear on the map.

Configuration

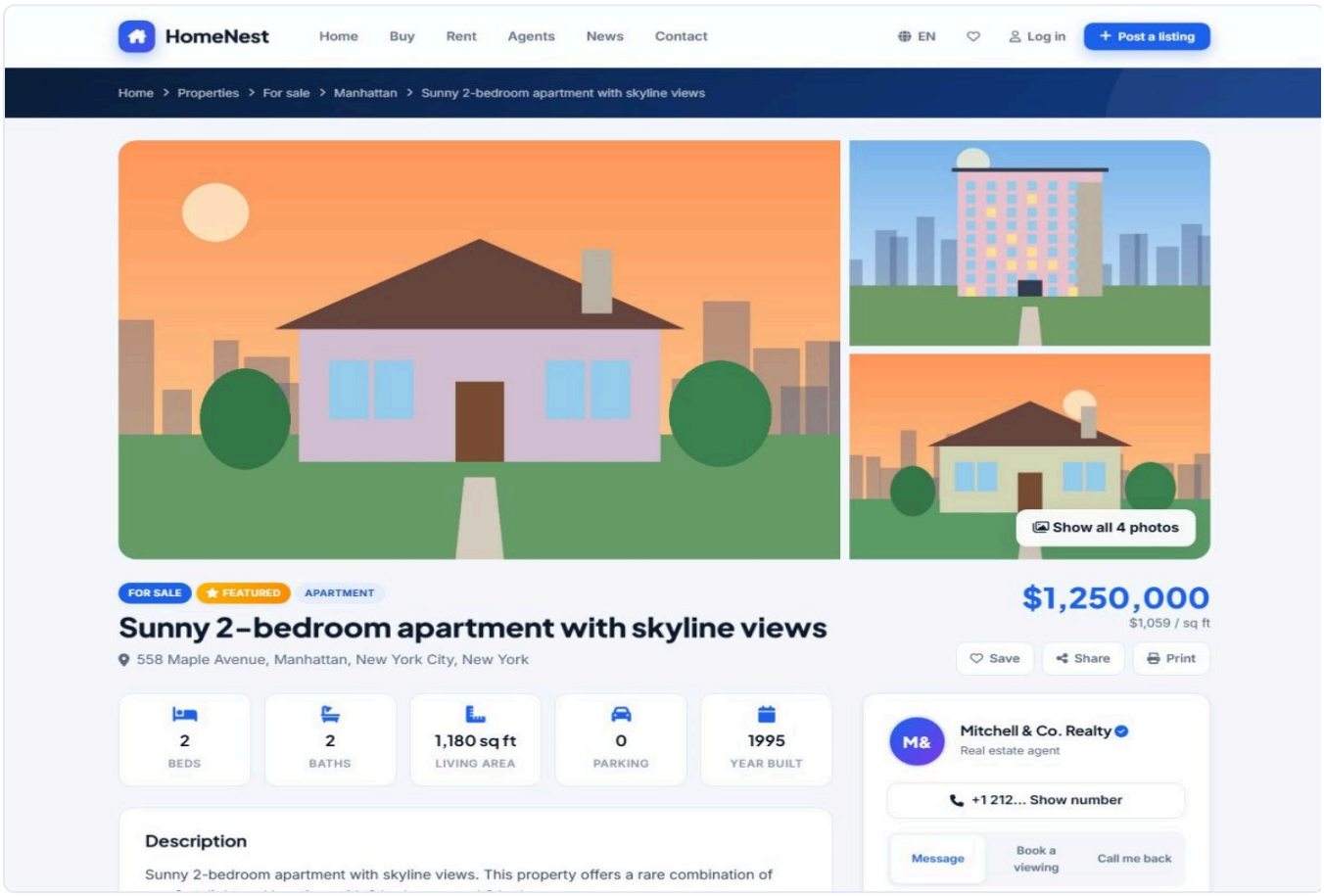
In *Property settings › Listing options* set the default **latitude, longitude and zoom**. The map opens there when no results exist. Choose a point in the middle of your market.

The property page also shows a small map with the exact location, so the same coordinates are used in both places.

FRONT END

Property Page: Gallery, Facts and Map

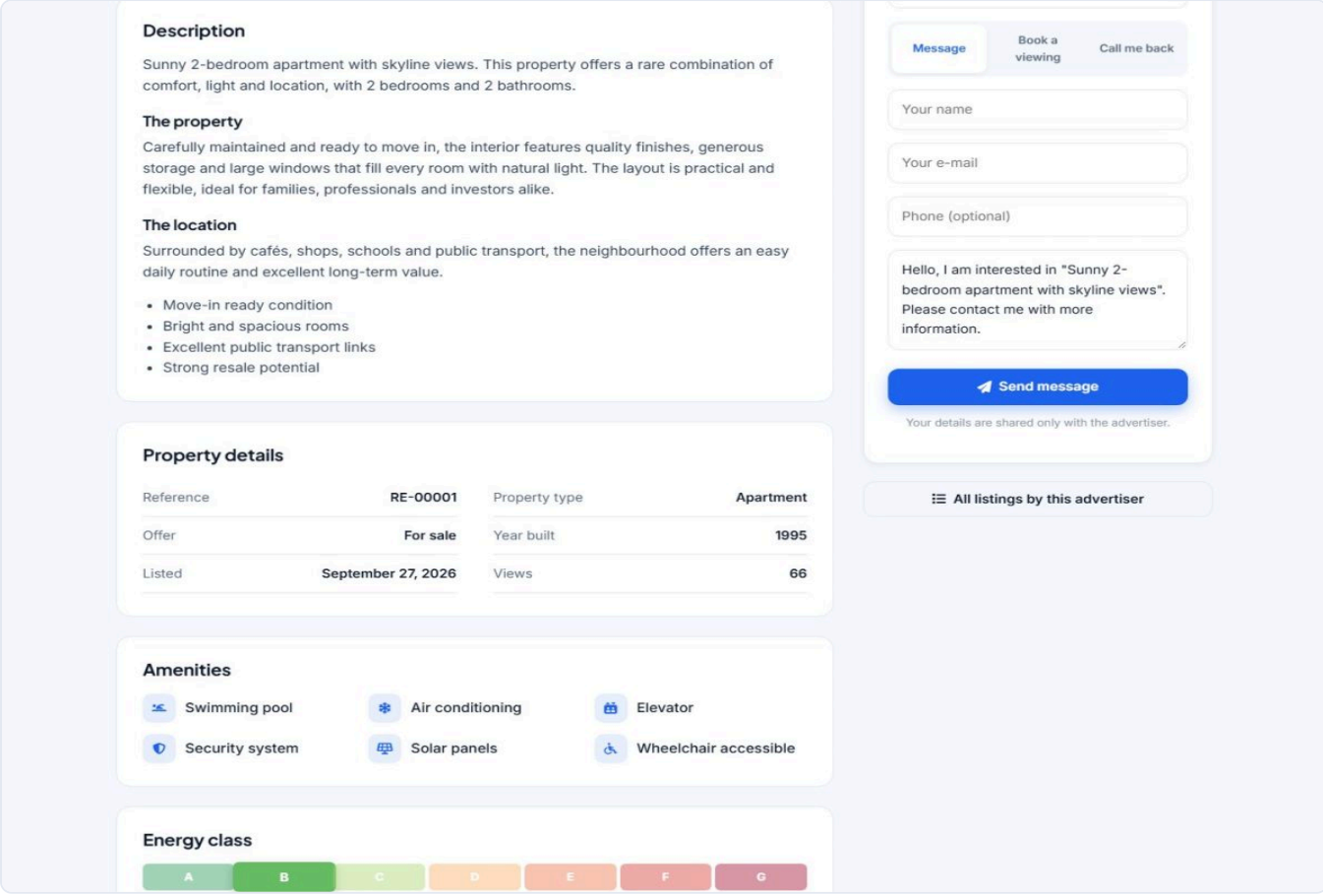
The listing page gives buyers every detail they need and keeps the contact box on screen while they scroll.



The property page: gallery, key facts and the agent contact card.

What the page contains

- **Gallery** with a large photo, thumbnails and a full-screen viewer with keyboard arrows.
- **Header**: title, address, price (with period for rentals), badges, favorite, compare and share buttons.
- **Key facts**: bedrooms, bathrooms, area, parking, year built, floor, energy class and furnishing.
- **Description** written with the rich-text editor (headings, lists, bold).
- **Amenities** shown as icons.
- **Floor plans** and an embedded **video tour** (YouTube or Vimeo link).
- **Location map** with the exact position.
- **Mortgage calculator** prefilled with the property price (sale listings).
- **Similar properties** of the same type and area.



Description, amenities and map below the gallery.

The contact card

On the right (below the gallery on phones) the advertiser's photo, name, company and verified badge are shown with the contact forms: send a message, request a viewing, or reveal the phone number. A link opens the full agent profile.

Views counter

Each visit increases the view counter, which is shown to the owner in My listings. Repeated visits from the same visitor in one session are counted once.

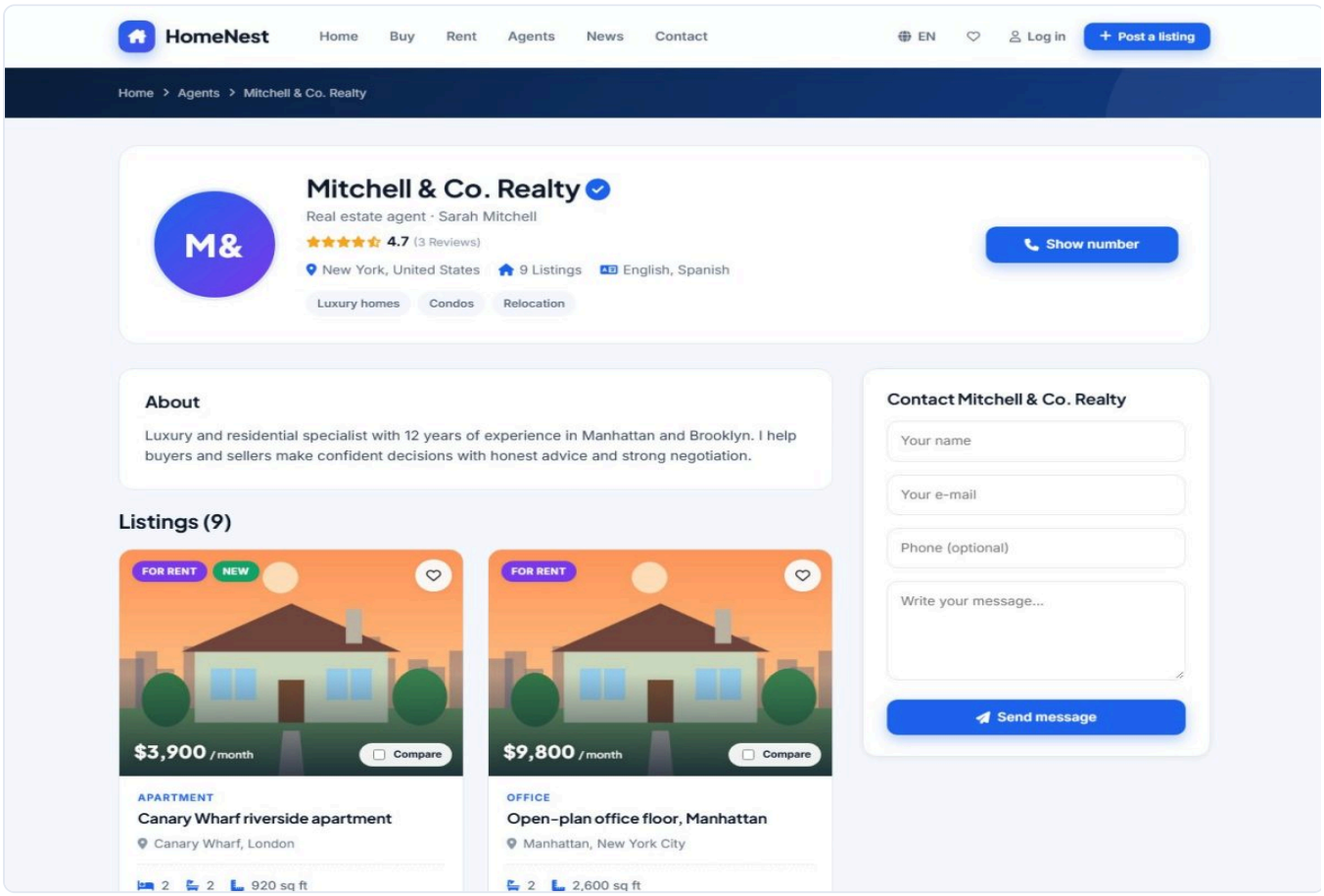
SEO of the page

Each listing gets its own title, meta description, canonical URL and Open Graph image (the main photo). The meta title and description are generated from the listing data. With SEO URLs enabled the address contains the title, for example `/listing-sunny-apartment-12`. A listing that has been sold, rented or expired shows a notice and is excluded from search.

FRONT END

Property Enquiry and Viewing Request Forms

Every listing has a contact box with three request types. The advertiser receives them by e-mail and in the dashboard inbox.



The contact card on the property page.

Enquiry types

Type	What the visitor enters
Message	Name, e-mail, phone (optional), message
Viewing request	The same plus a preferred date and time
Call back	Name and phone number

What happens after sending

1. The enquiry is stored in the database and linked to the listing.
2. The advertiser receives an e-mail with the details; replying to it answers the visitor directly.
3. The enquiry appears in the advertiser's Inbox and in *Admin › Listings › Inquiries*.
4. The visitor sees a confirmation message on the page.

Spam protection

The forms use a hidden honeypot field and a minimum submit time, so most bots are rejected without a CAPTCHA that would annoy real visitors. Repeated messages from the same address are limited.

Contact page

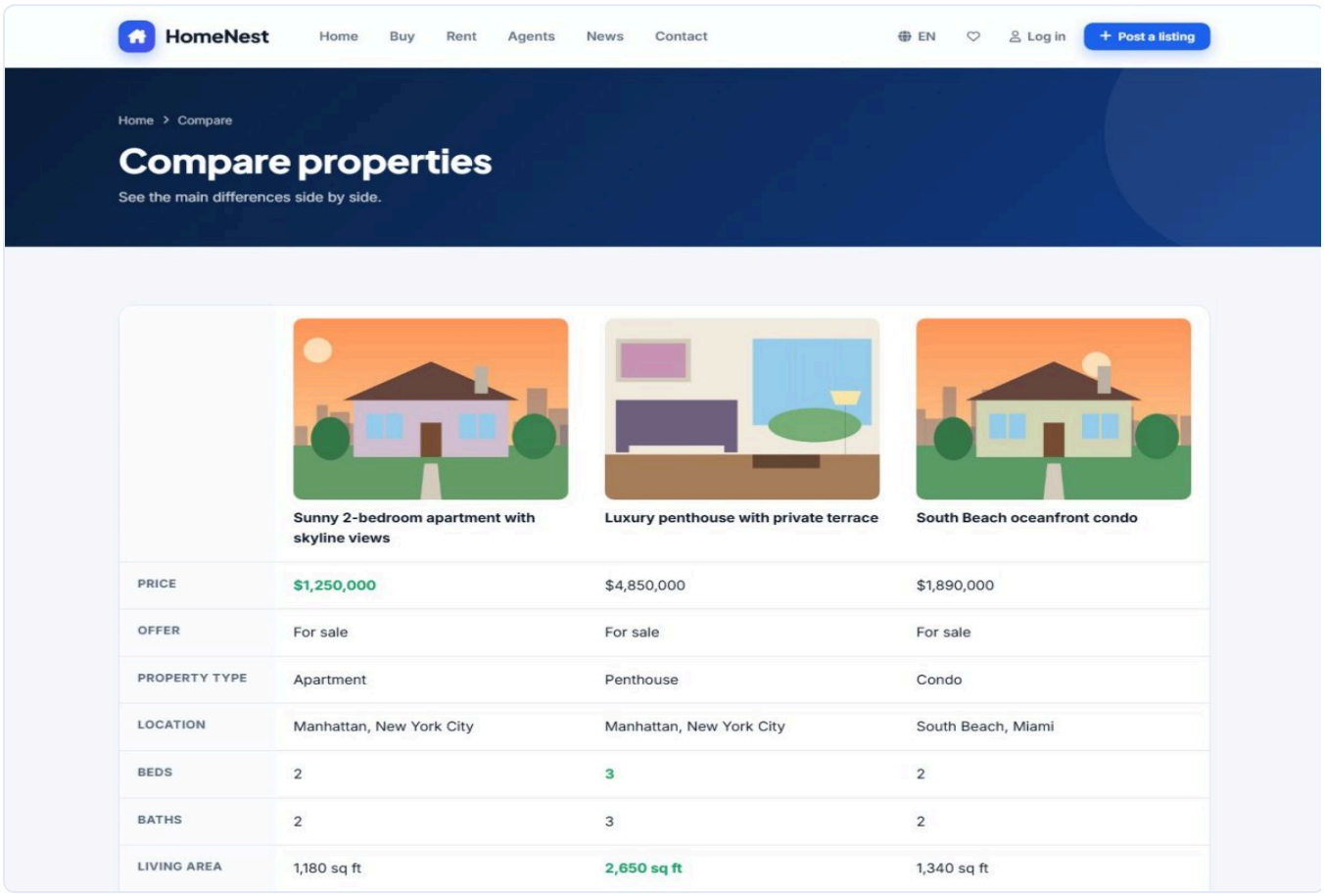
The general contact form on the Contact page sends messages to the e-mail set in the site settings and stores them in *Home › Messages* in the admin.

> E-mails are only delivered if your server can send mail. Configure SMTP in Configuration Options and send a test message.

FRONT END

Save Favorites and Compare Properties

Two small features that keep visitors on the website: favorites and a side-by-side comparison.



The compare page lines up key facts side by side.

Favorites

- Click the **heart** on any listing card or property page to save it.
- Visitors who are not logged in have their favorites stored in the browser. When they log in the favorites are moved to their account, so nothing is lost.
- The **Favorites** page (header heart icon) lists them; logged-in users also see them in their dashboard.

Compare

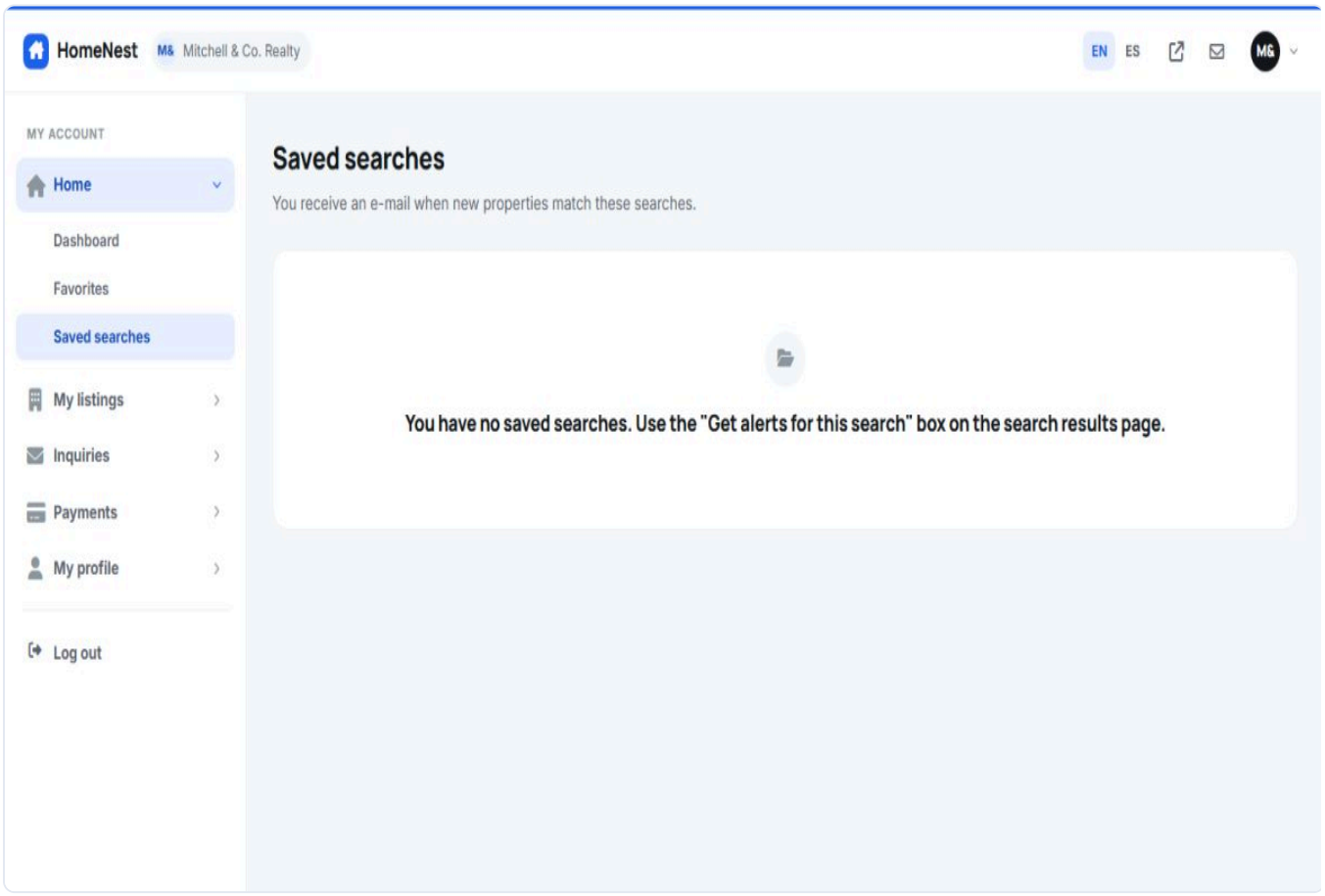
1. Tick **Compare** on up to four listings.
2. A bar appears at the bottom of the page with the selected properties. Click **Compare**.
3. The compare page shows photo, price, type, location, bedrooms, bathrooms, area, year, energy class and every amenity in a table. Differences are easy to spot with the check marks.

The feature can be switched off in Listing options (*Enable compare*).

FRONT END

Saved Searches and New Listing E-mail Alerts

Visitors save any search and receive an e-mail when new matching properties are published.



Saved searches in the user panel.

Saving a search

1. Run a search with the filters you want.
2. In the box under the results enter a name and an e-mail (the e-mail is prefilled for logged-in users) and choose how often to be notified.
3. Press **Save search**.

Alerts

Each time the cron job runs it looks for new active listings that match the saved filters and e-mails the buyer a digest with photos and prices. Each e-mail contains an unsubscribe link. Alerts are sent daily or weekly depending on the buyer's choice.

Management

- Registered users manage their searches in *Dashboard › Saved searches*: open, pause or delete them.

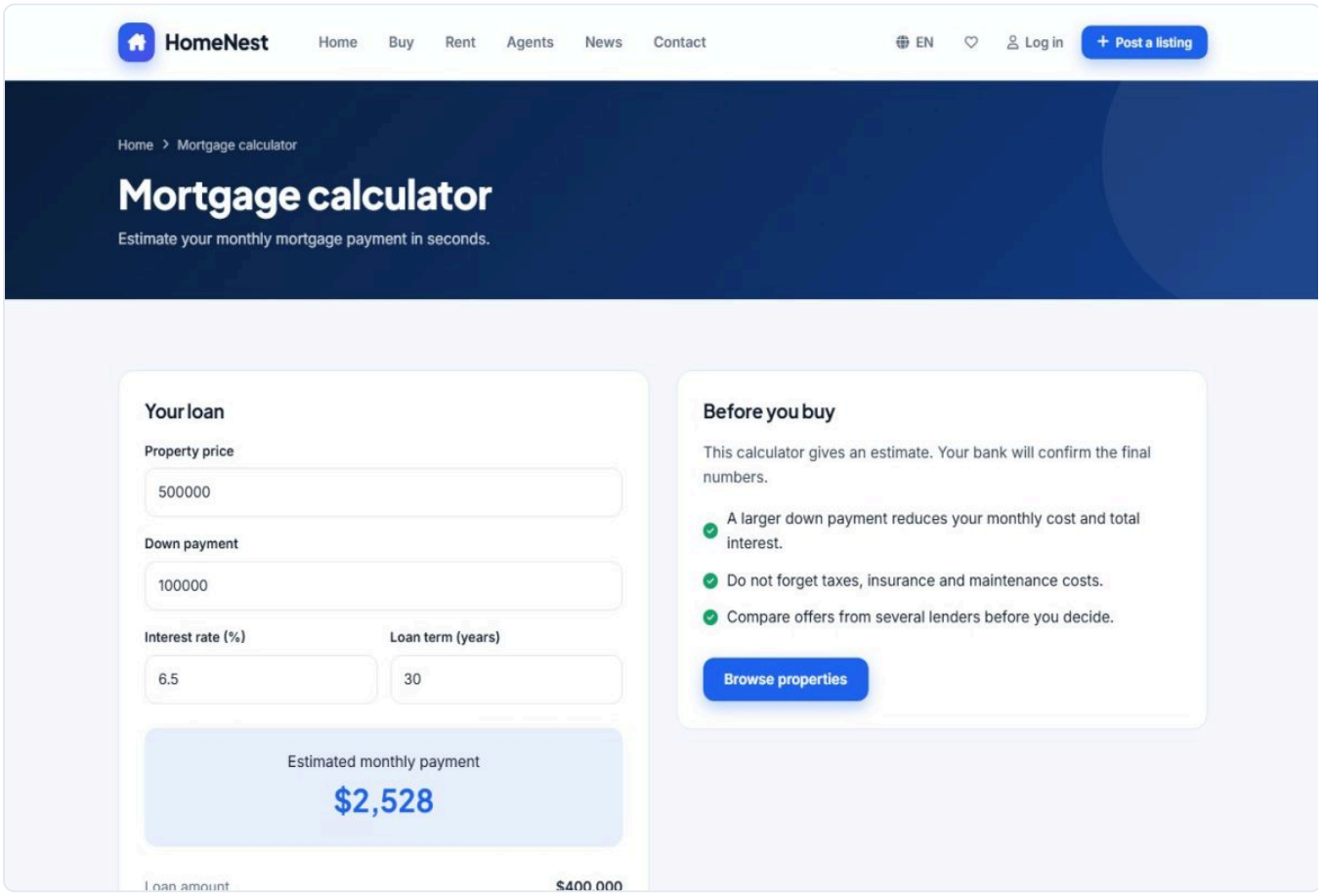
- The administrator sees all saved searches in *Listings › Saved searches*.
- The feature can be disabled in Listing options (*Enable saved searches*).

Without the cron job no alerts are sent. Set it up as described in Maintenance and cron.

FRONT END

Mortgage Calculator for a Property Website

A simple loan calculator keeps buyers engaged and helps them decide.



The stand-alone mortgage calculator page.

Inputs

- Property price
- Down payment (amount or percent)
- Loan term in years
- Annual interest rate

The result updates instantly and shows the **monthly payment**, the loan amount, the total interest and the total cost.

Where it appears

- On every sale property page, prefilled with the listing price.
- As a stand-alone page linked from the footer menu.

Configuration

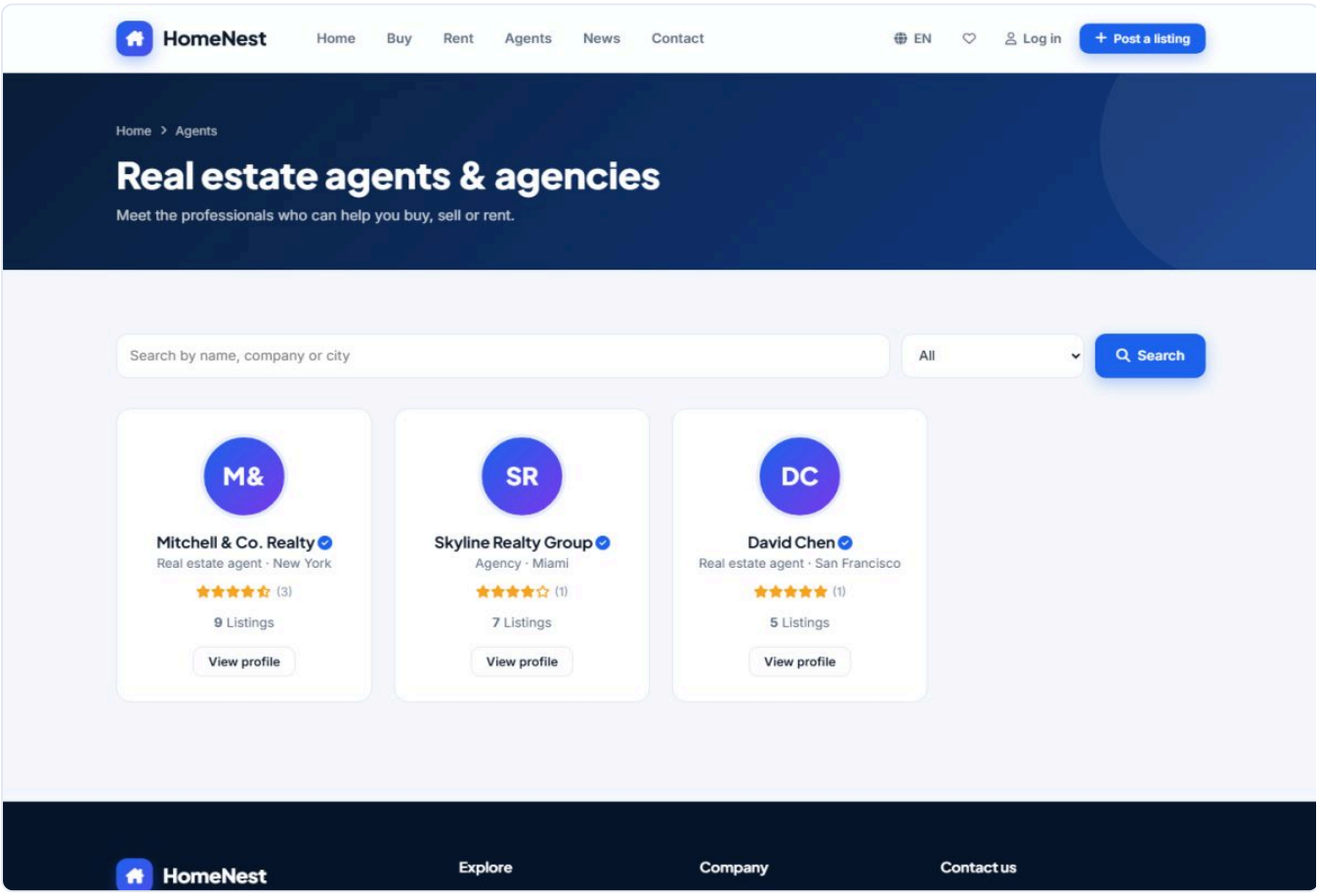
Turn it on or off with *Enable mortgage calculator* in Listing options. The default interest rate and term can be changed in the same section. Calculations run in the browser, so they are fast and nothing is stored.

The calculator is informational. You may add a disclaimer in Interface Texts.

FRONT END

Agent Directory, Profiles and Reviews

Agents and agencies get public profile pages that act as free advertising and build trust.



The agents directory.

Agents directory

The **Agents** page lists agents and agencies with photo, company, rating, verified badge and number of active listings. Visitors can search by name and sort by rating or number of listings.

Agent profile

Each profile has a cover section with photo, bio, languages, phone and e-mail, followed by the agent's active listings and reviews. The profile is filled in by the agent in My profile.

Verified badge

An administrator can mark an account as **Verified** in Users. The badge is shown on cards, profile and property pages to build trust.

Reviews

1. A logged-in visitor opens an agent profile and gives 1–5 stars with a comment.
2. The review waits in *Admin › Users › Reviews* until approved (if moderation is on).

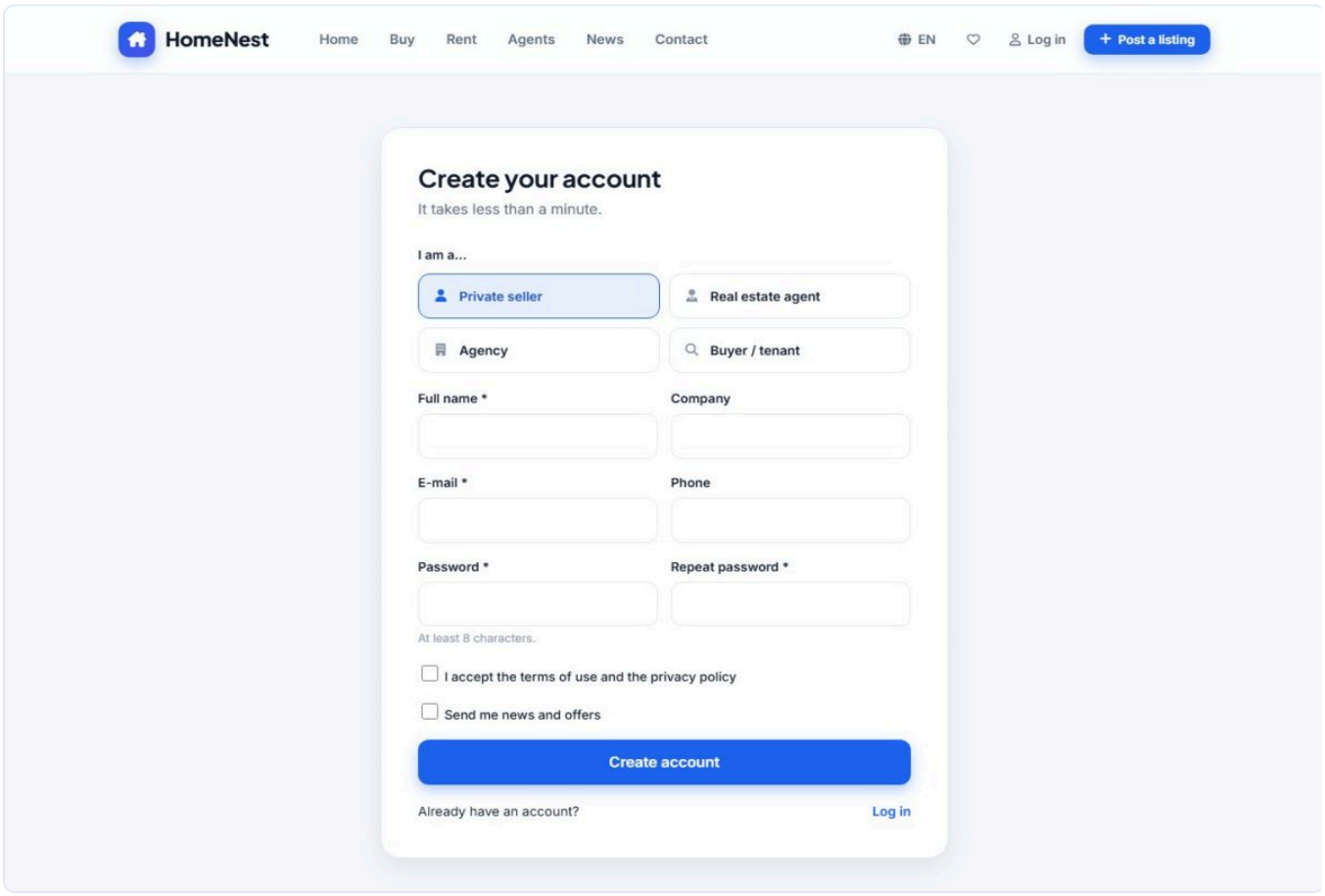
3. Approved reviews appear on the profile and update the average rating.

Users cannot review themselves, and each visitor can leave one review per agent. Switch the feature off with *Enable reviews* in Listing options.

FRONT END

User Registration, Login and Password Reset

Visitors can register as a private seller, agent, agency or buyer. Registration, activation and password reset are fully automatic.

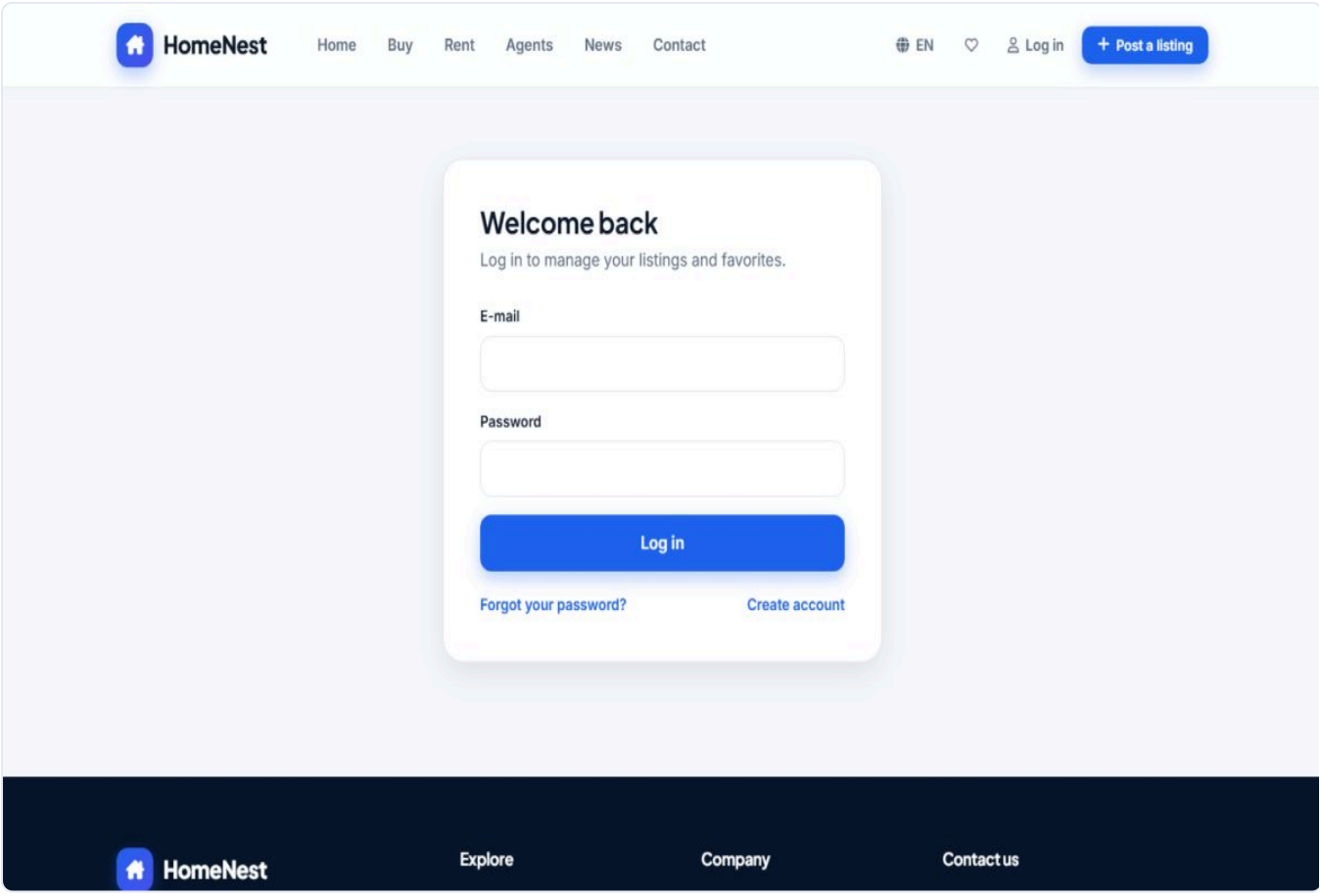


Registration: the visitor chooses the account type.

Registration

The form asks for the account type (private owner, agent, agency or buyer), name, e-mail and password. Agencies also enter the company name. When *Require e-mail activation* is on (Listing options), the new user must click the link in the confirmation e-mail before logging in. You can close registration completely with *Allow registration*.

Login and password reset



The login page with the forgotten password link.

- After login the user is taken to the dashboard in `/USERS/`.
- **Forgotten password** sends a one-time link by e-mail.
- Passwords are stored hashed; failed logins are limited.

Account types

Type	Listings	Public profile
Owner	Yes	No
Agent	Yes	Yes
Agency	Yes	Yes
Buyer	No	No

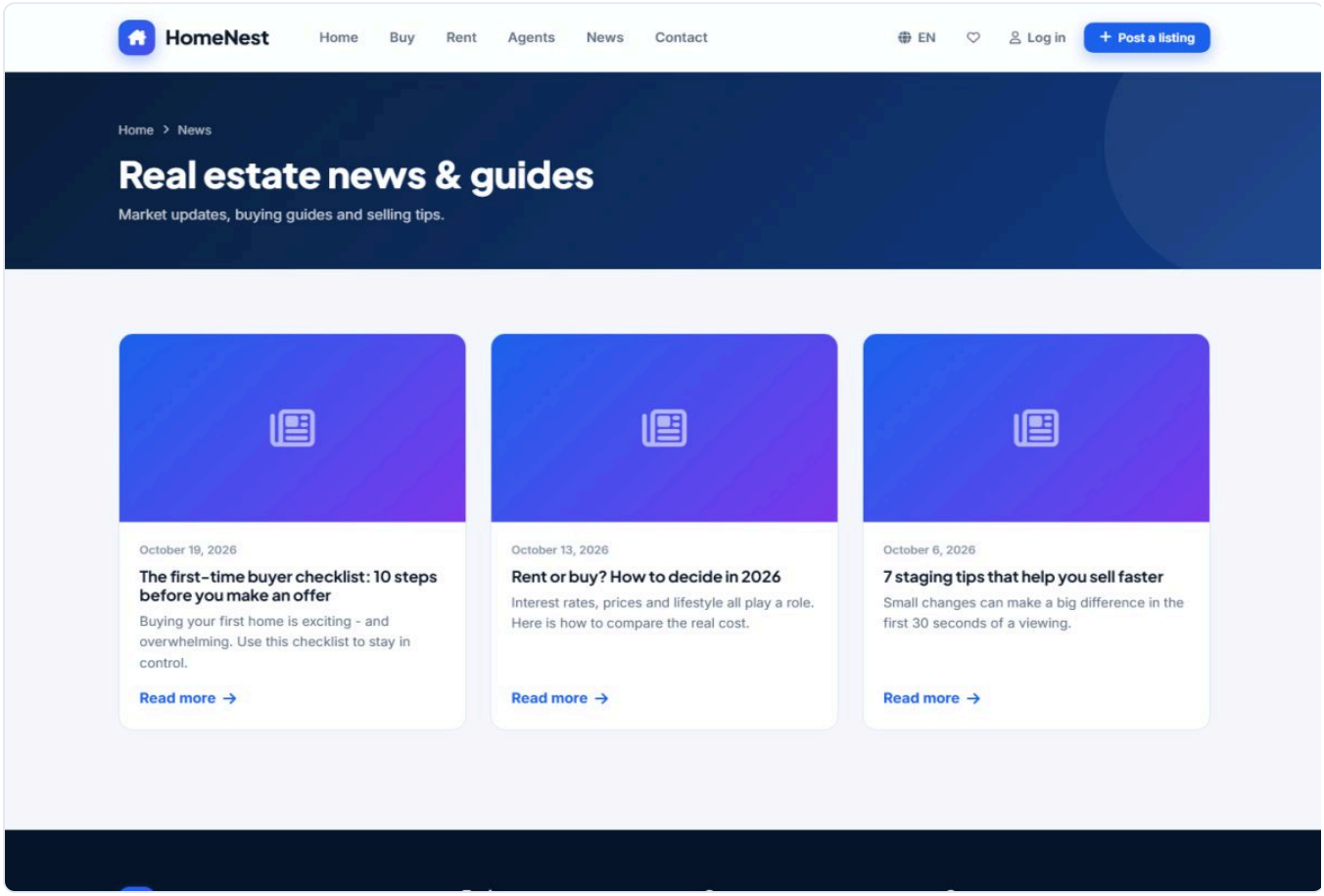
Administrators can change the type, verify, suspend or delete accounts in Users.

FRONT END

News, FAQ and Contact Pages

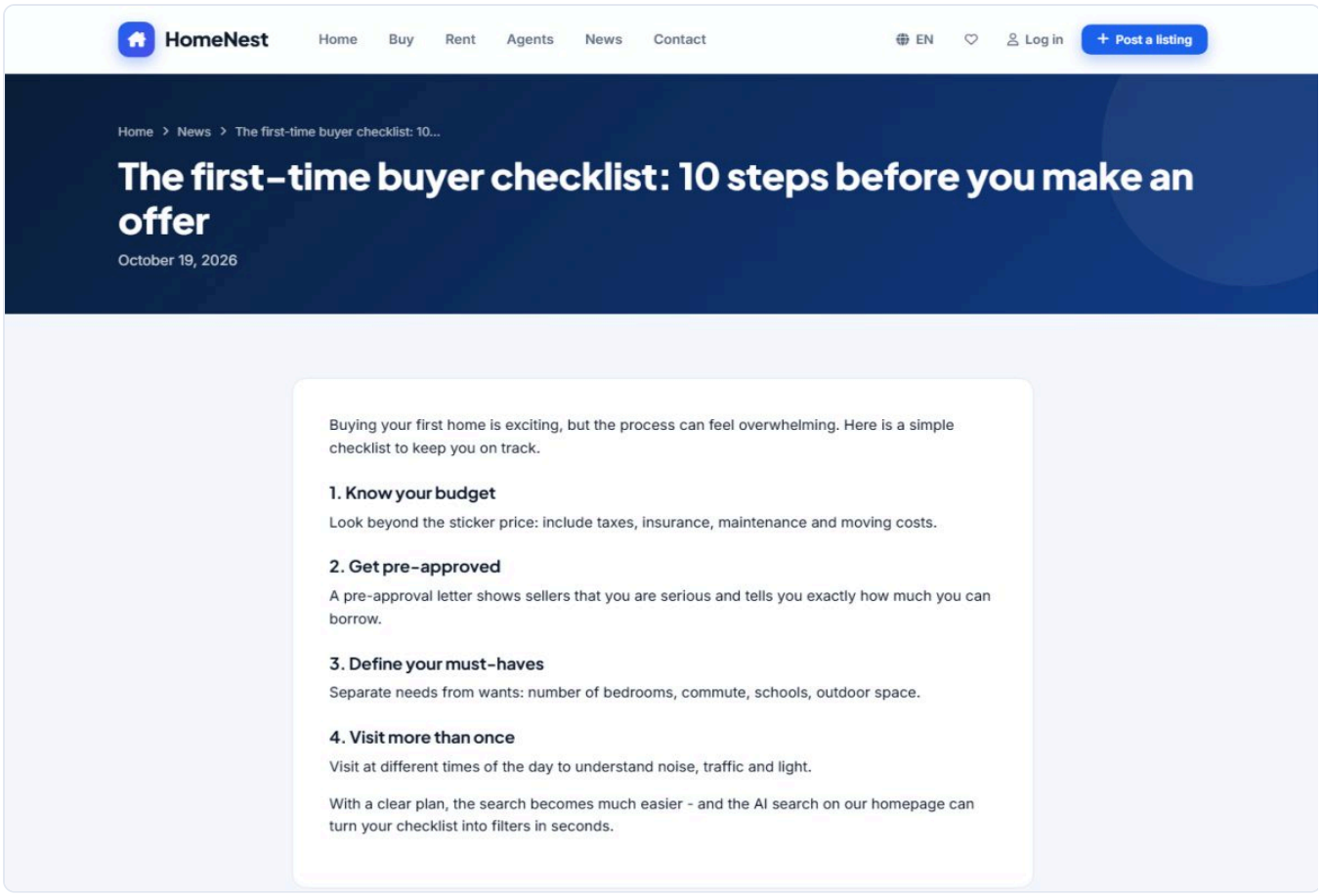
Fresh content brings search traffic, and the contact form brings customers.

News



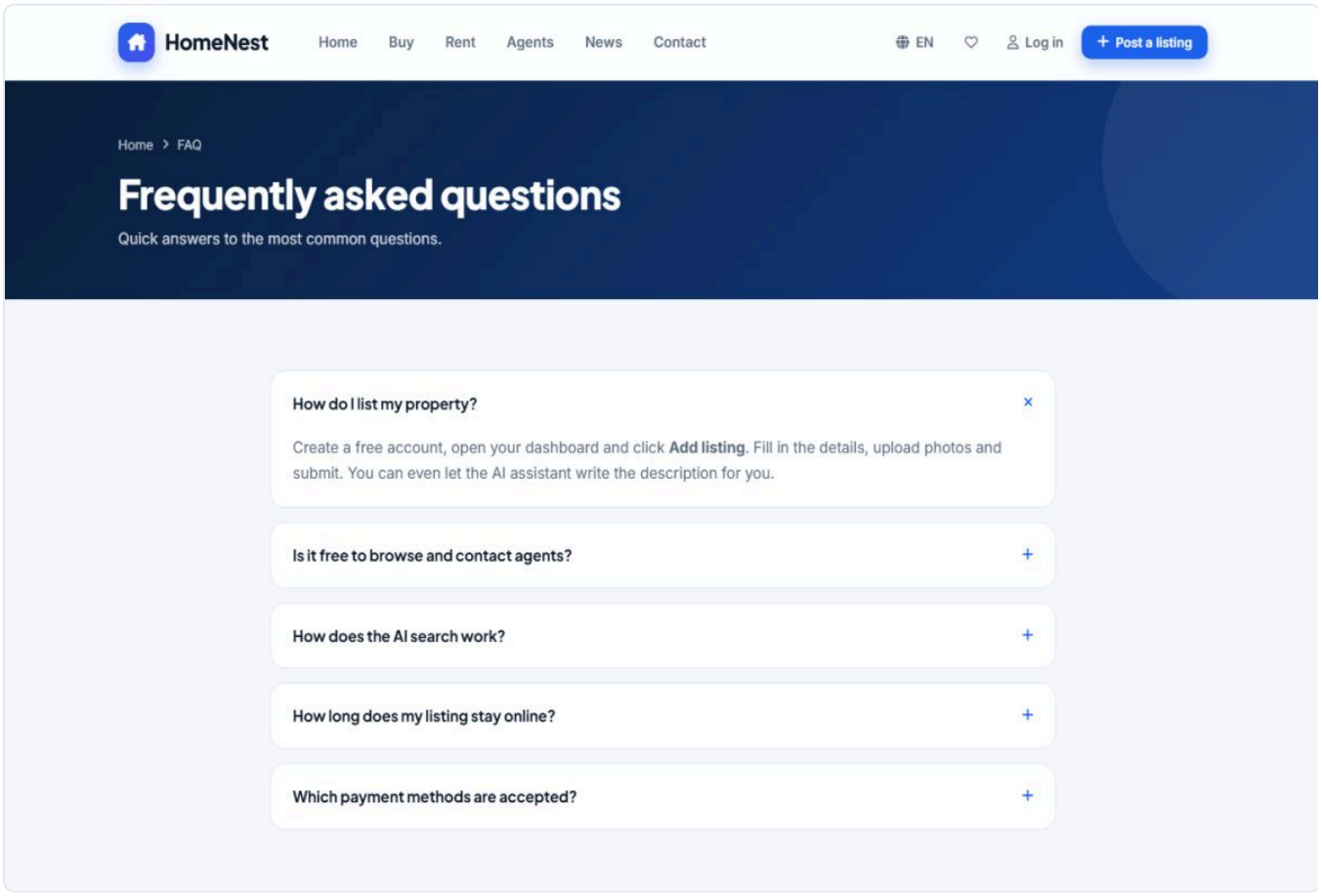
The news list.

Publish market updates and guides to attract search traffic. Articles have a title, image, summary and rich text, and each one gets its own SEO title and description. Manage them in Website › News. The latest articles are also shown on the home page.



An article page.

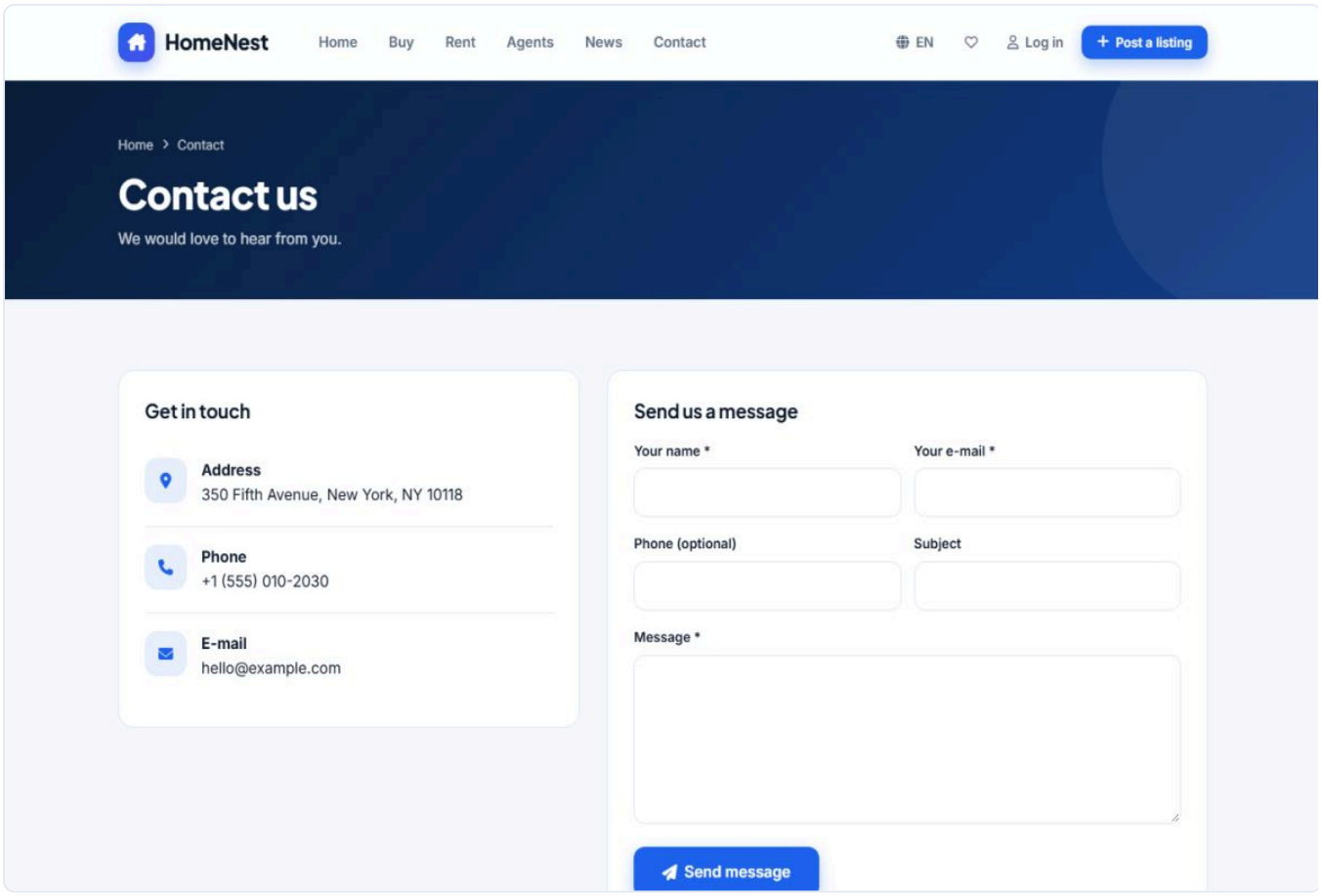
FAQ



The FAQ page with expandable answers.

Questions and answers are edited in *Extensions › FAQ*. They are translated per language and published with FAQ structured data so Google can show them in search results.

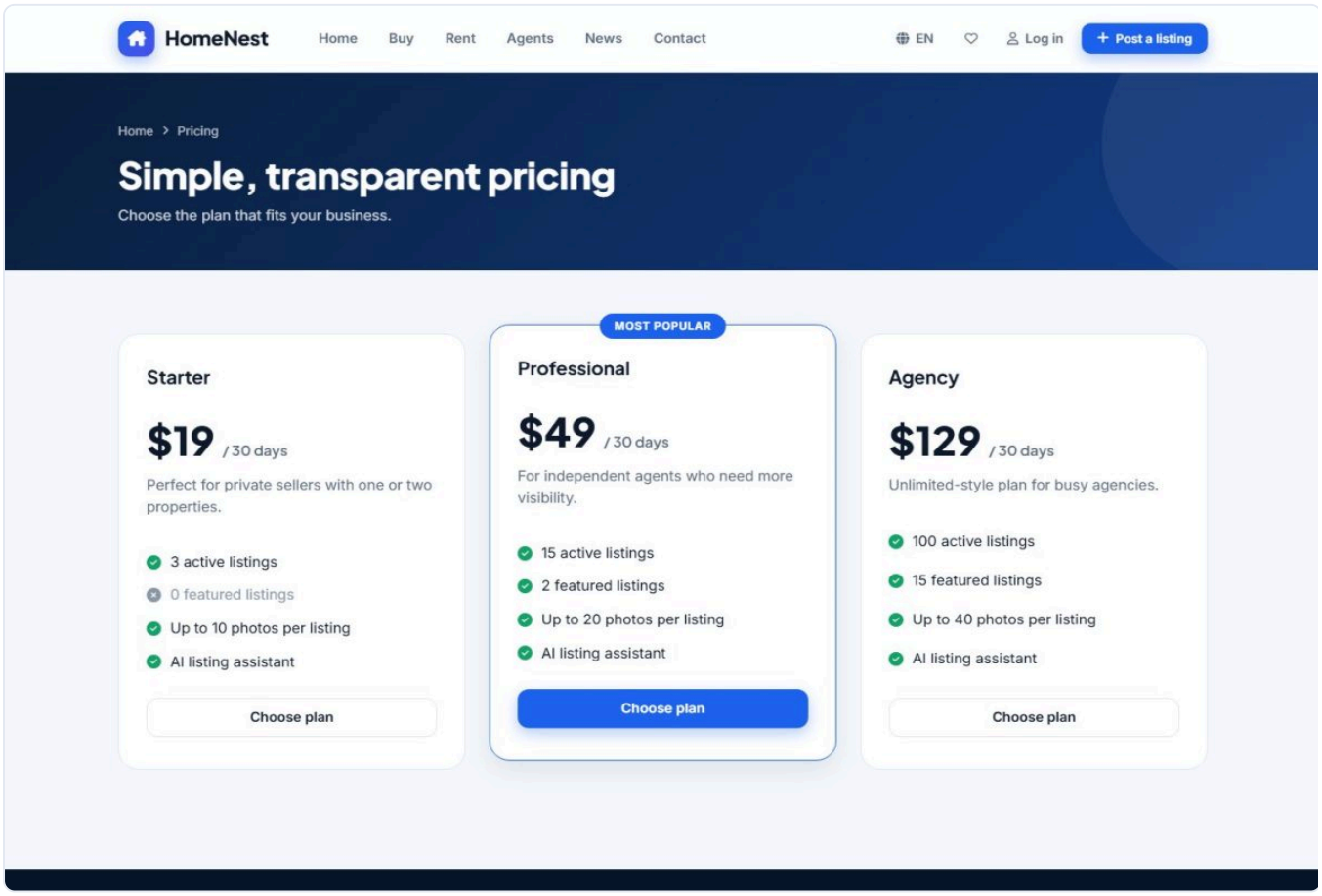
Contact page



The contact page.

The company address, phone and e-mail come from the site settings. Messages go to the admin e-mail and appear in *Home › Messages*.

Pricing page



Pricing: the packages and prices advertisers see.

The page is built automatically from your payment settings and packages. If posting is free, it shows a short note instead.

FRONT END

Multilingual Real Estate Site and SEO URLs

The portal is multilingual from the start and ships with SEO features for every page.

Multiple languages

English and Spanish are included. All texts live in language files (`languages/en.php`, `languages/es.php`), so nothing is hard-coded in the templates.

- Activate languages in *Settings › Language Versions*. When more than one is active, visitors get a language switcher in the header.
- Edit any text without touching files in *Website › Interface Texts*.
- Pages, news, FAQ and listing texts can be translated per language.
- To add a new language copy `languages/en.php` to a new file (for example `fr.php`), translate the values and add the language in Language Versions.

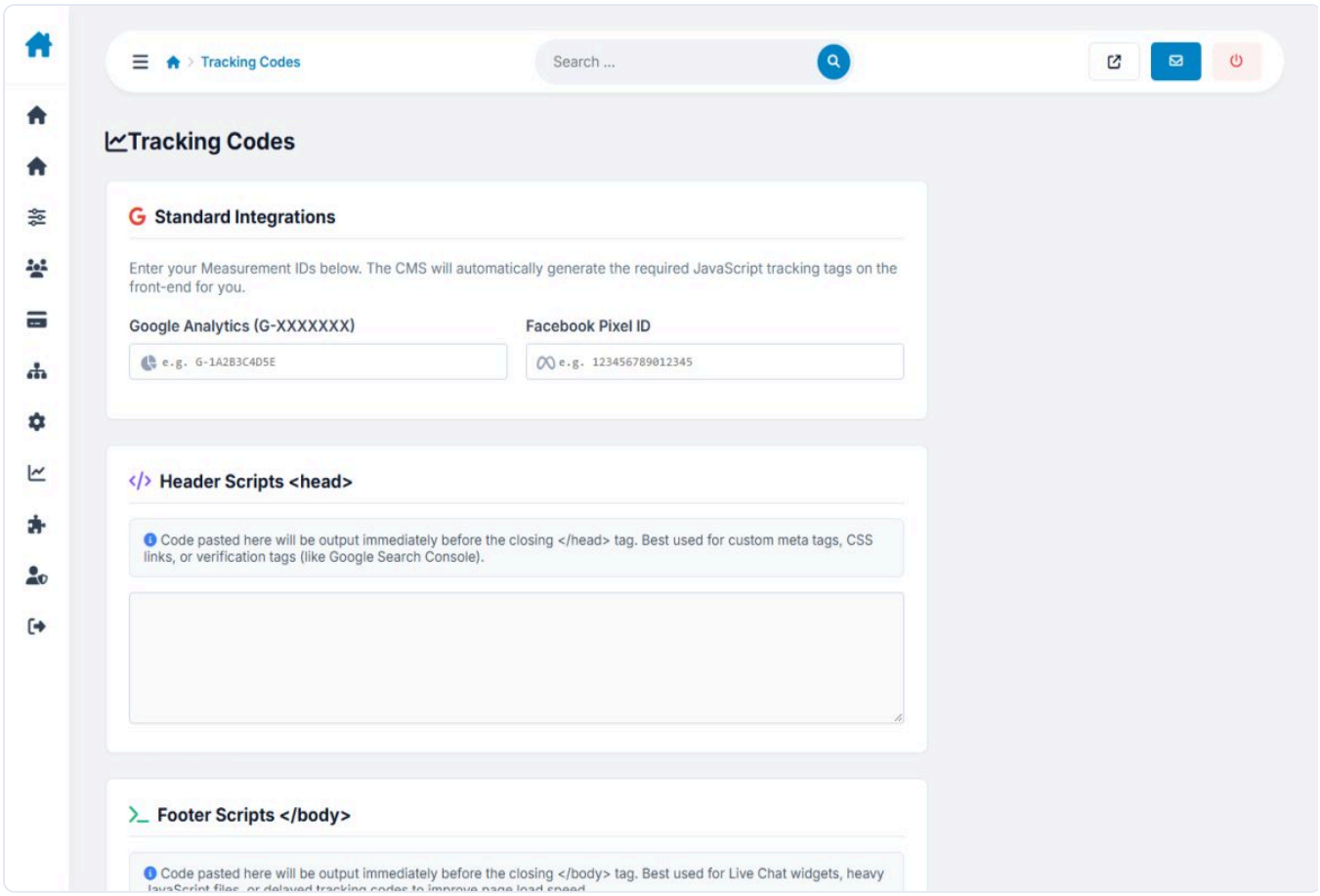
Keep the array keys unchanged. Only translate the values on the right.

SEO-friendly URLs

With Apache `mod_rewrite` enabled, turn on *SEO URLs* in Configuration Options. Addresses change from `index.php?mod=details&id=12` to `/listing-sunny-apartment-12`. The rules are in the `.htaccess` file.

Meta tags and structured data

- Every page has a title, meta description and canonical URL. Defaults are in the site settings; pages, news and listings can override them.
- Open Graph and Twitter tags are generated so shares look good on social networks.
- Listings include structured data (JSON-LD) for real estate listings; the FAQ page includes FAQ markup.
- `sitemap.xml` and `robots.txt` are generated automatically. Submit the sitemap in Google Search Console.



SEO fields in the admin panel.

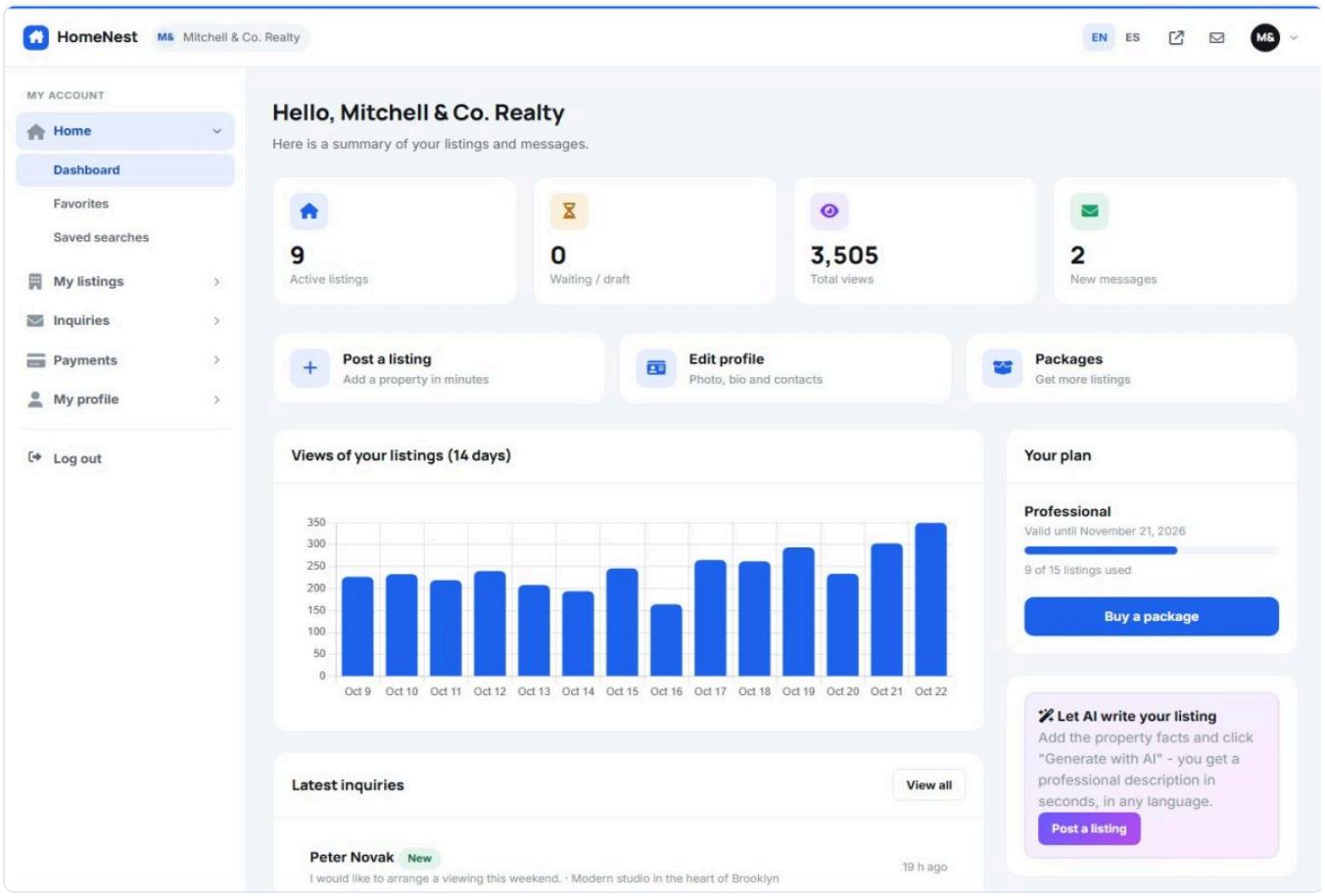
Tracking codes

Paste Google Analytics, Tag Manager or Facebook Pixel snippets in *Settings › Tracking Codes*; they are added to all front-end pages.

AGENT & USER PANEL

Real Estate Agent Dashboard Overview

After logging in, agents, agencies and private sellers land on a dashboard with everything about their listings.



The agent dashboard.

Who uses the panel

Everyone with an account uses the same panel at `/USERS/`: private sellers, agents, agencies and buyers. Buyers see a reduced menu (no listing tools).

The menu

Group	Pages
Home	Dashboard, Favorites, Saved searches
My listings	My listings, Post a listing
Inquiries	Inbox
Payments	Packages, Payment history
My profile	Edit profile, Change password

The dashboard

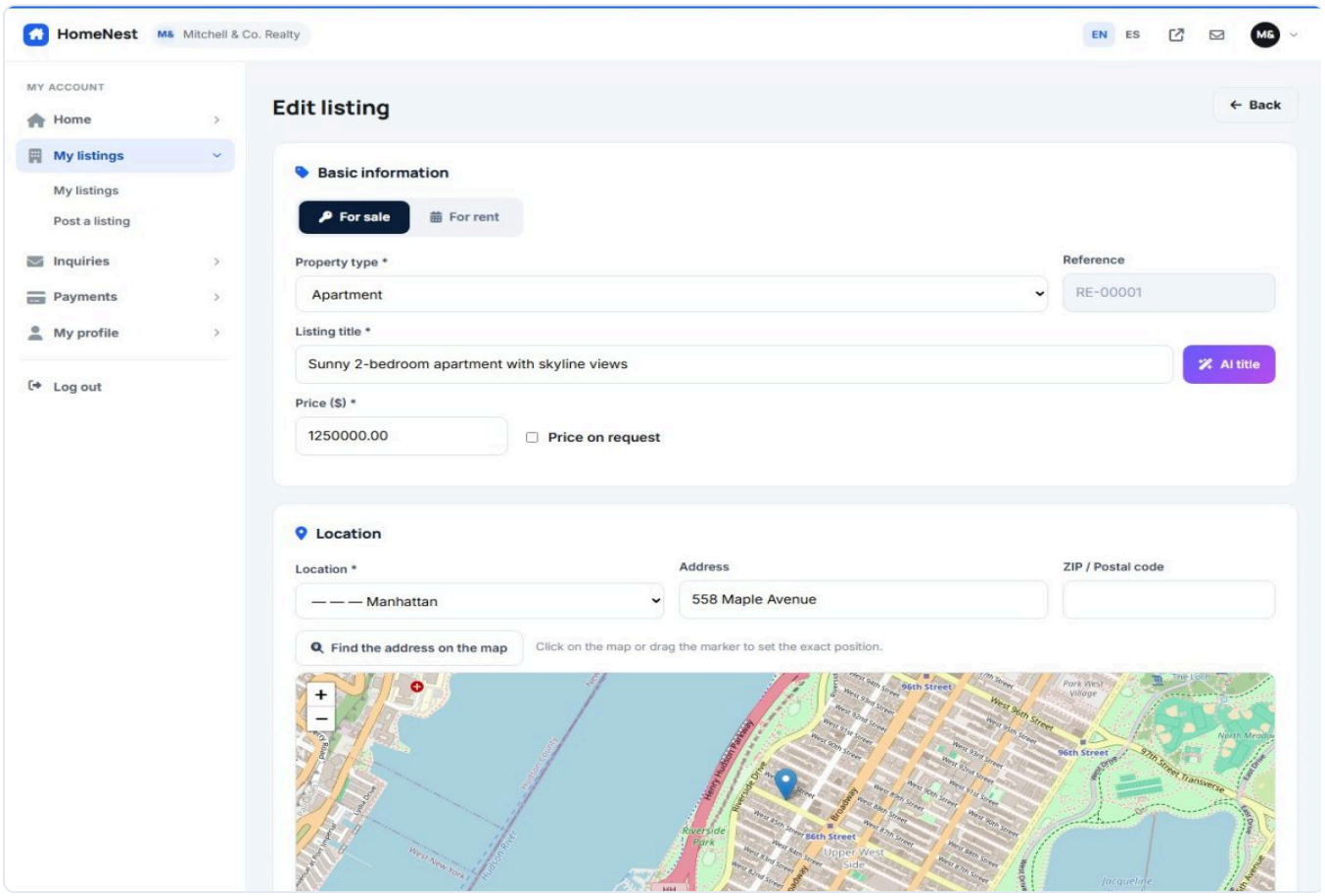
- Counters: active listings, total views, new inquiries and favorites.
- Your current package and remaining listing credits.
- Latest inquiries and a shortcut to post a new listing.
- Warnings, for example listings that are unpaid or about to expire.

Continue with Post a listing, Manage listings, Inbox, Payments and Profile.

AGENT & USER PANEL

How to Add a Property Listing

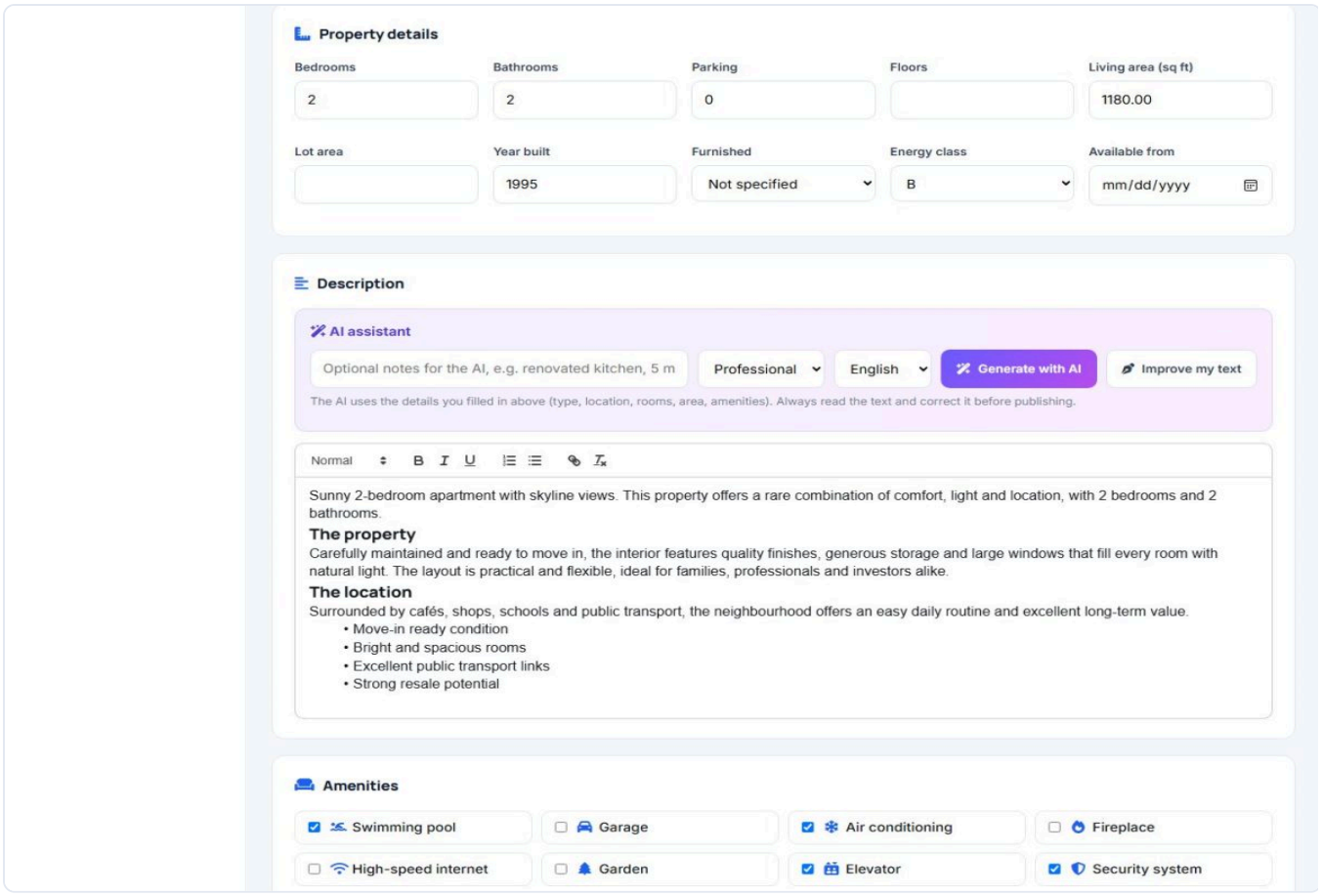
One guided form covers everything about a property, from the title to the exact pin on the map.



The listing form, first part.

Step by step

1. **Basic information:** offer (sale or rent), property type, title and price. For rentals choose the rent period.
2. **Description:** write it in the editor or use the AI assistant.
3. **Details:** bedrooms, bathrooms, area, parking, year built, floor, furnishing and energy class.
4. **Location:** country, region, city, neighborhood, address and ZIP. Click the map or drag the marker to set the exact point.
5. **Amenities:** tick all that apply.
6. **Photos:** drag images in, reorder them and pick the main photo. The number allowed is set by the administrator.
7. **Extras:** floor plans, video link and contact details.
8. **Save as draft or Submit.**



Photos, amenities and map.

After submitting

The next status depends on the portal settings:

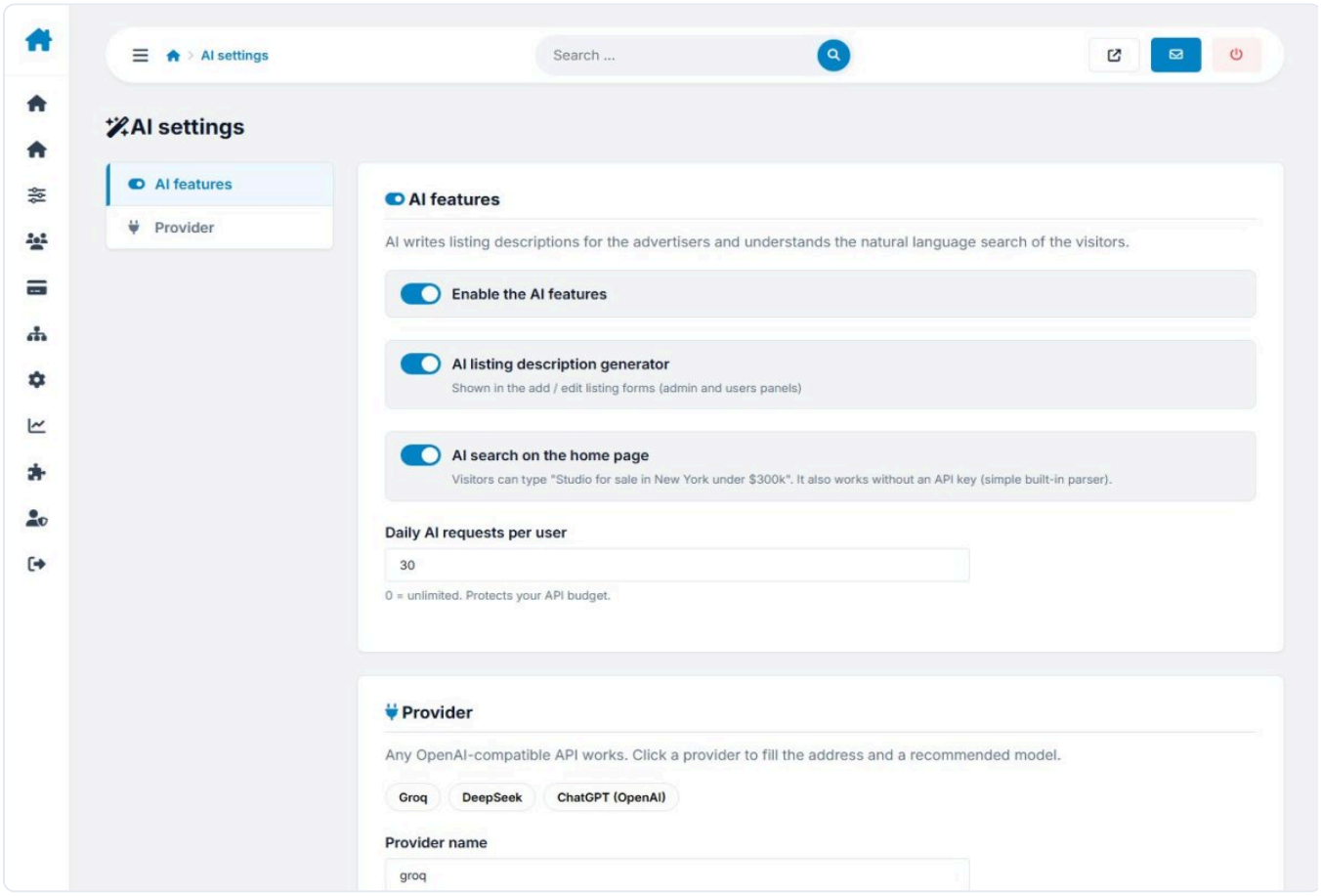
- Charging is on and you have no credit: the listing is **Unpaid** and you are taken to checkout.
- Moderation is on: the listing is **Pending** until an administrator approves it.
- Otherwise it becomes **Active** immediately.

Listings with 8+ photos, a map position and a full description get far more enquiries. The form shows a completeness hint.

AGENT & USER PANEL

Write Property Descriptions with AI

The AI assistant writes professional descriptions from the facts you already entered.



The AI button in the listing form.

What it does

Based on the data already entered (type, location, rooms, area, price, amenities) the assistant writes a persuasive description and a catchy title for the listing in a few seconds. The advertiser can edit the result before saving.

How to use it

1. Fill in the basic details and amenities first. The more data, the better the text.
2. Click **Generate with AI** above the description editor.
3. Pick a tone if offered (professional, friendly, luxury).
4. Review and edit the text. Generate again for a new version.

Availability

- The administrator enables it in AI settings (*AI listing descriptions*) and supplies an API key from Groq, DeepSeek or OpenAI.
- A daily limit per user (`ai_daily_limit`) controls costs.

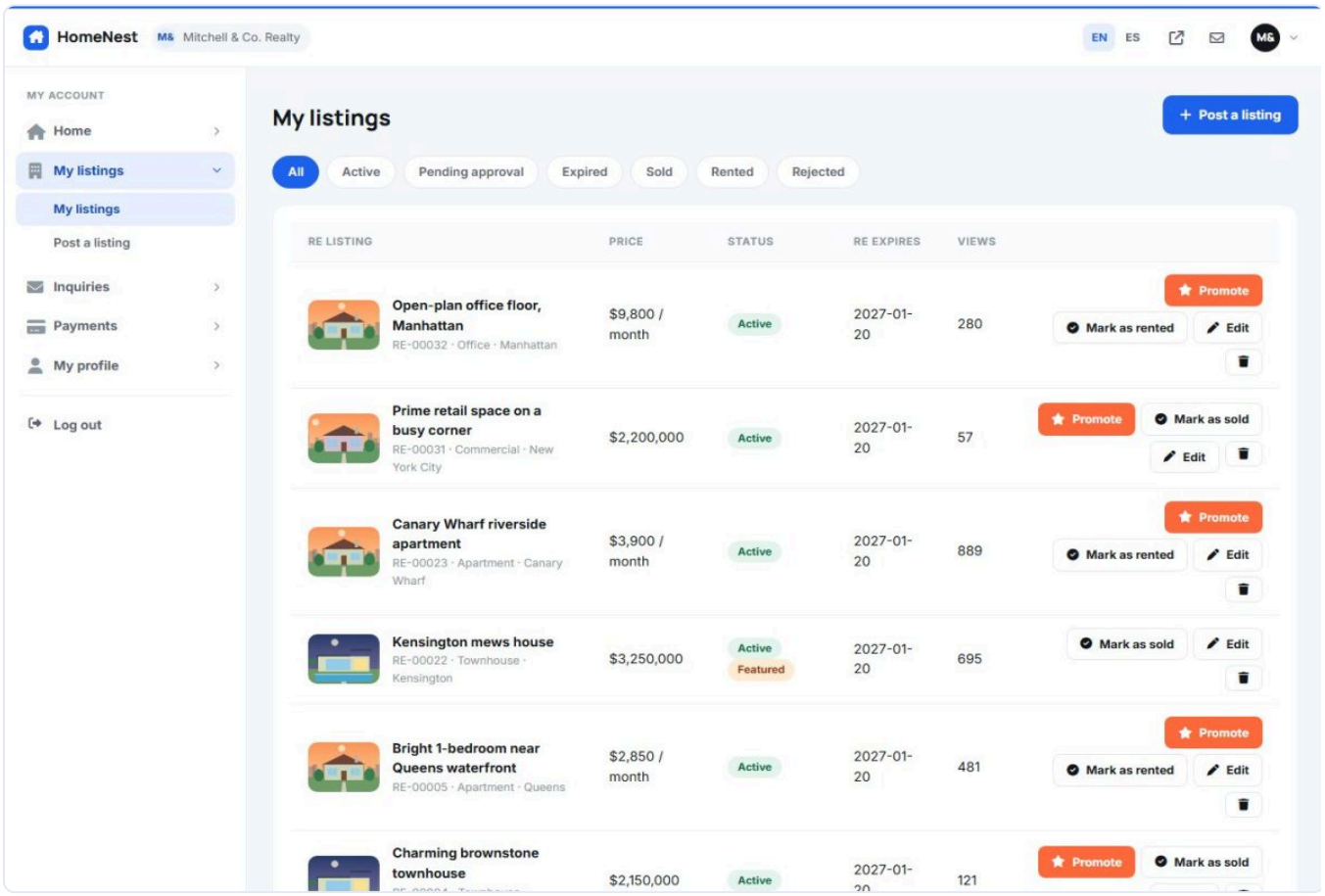
- If the feature is off or the key is missing, the button is hidden.

The assistant uses only the facts you supply. Always check the text for accuracy before publishing.

AGENT & USER PANEL

Manage, Renew and Promote Property Listings

The My listings page shows every listing with its status, expiry date and number of views.



My listings with status filters.

The list

Each row shows photo, title, status, views, inquiries, expiry date and actions. Filter by status with the tabs at the top.

Statuses

Status	Meaning
Draft	Saved but not submitted; not visible
Unpaid	Waiting for payment
Pending	Waiting for the administrator's approval
Active	Visible on the website
Expired	Duration ended; can be renewed
Sold / Rented	Marked by the owner; no longer in search

Rejected	Declined by the administrator, with a reason

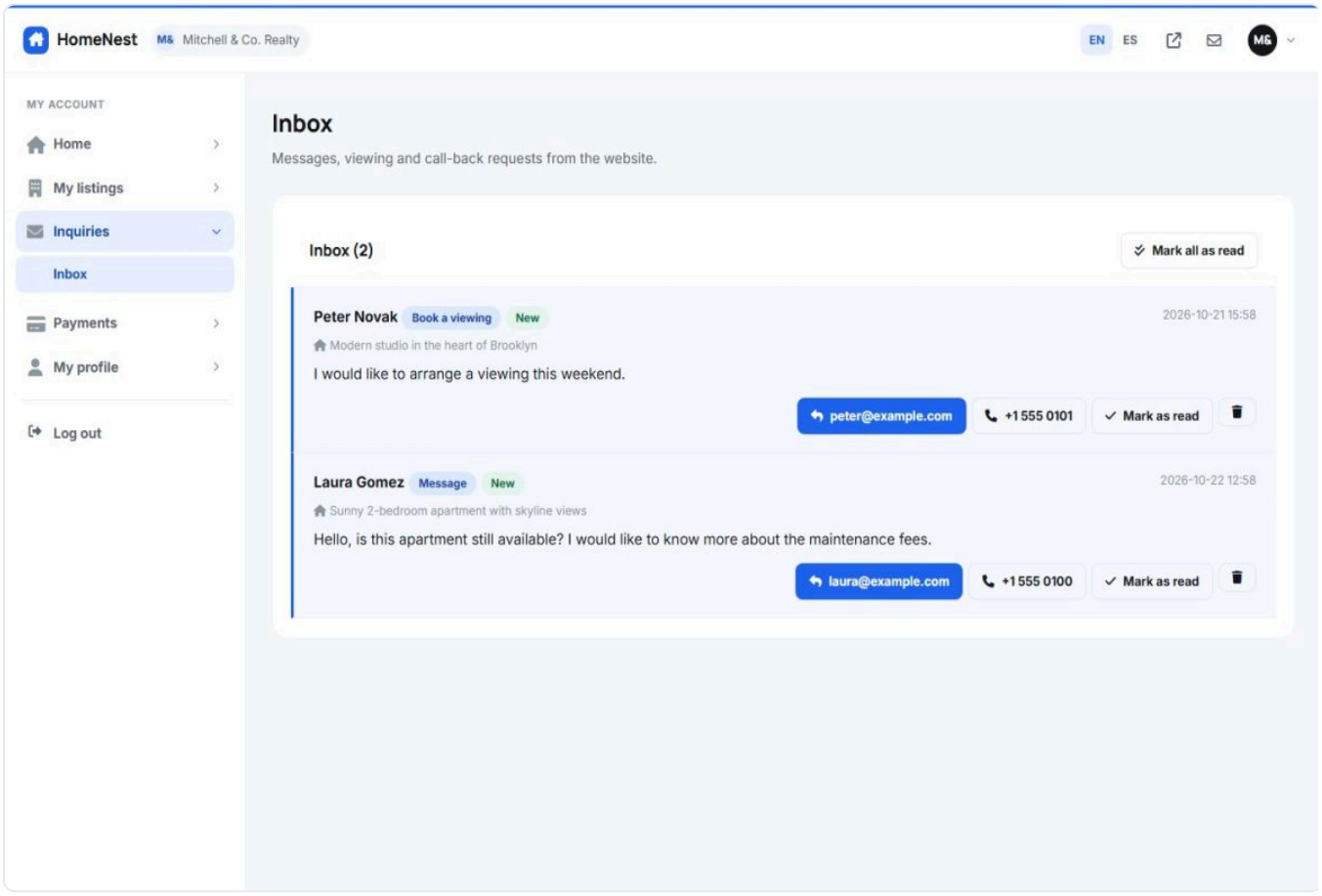
Actions

- **Edit** (an edit may send an active listing back to moderation).
- **Renew** an expired listing.
- **Feature** to pay for a highlighted position (see Payments).
- **Mark as sold / rented**.
- **Delete**.

AGENT & USER PANEL

Property Enquiries Inbox for Agents

Every enquiry arrives in the inbox and in the advertiser's e-mail.



The inbox lists every inquiry on your listings.

Reading inquiries

Each inquiry shows the visitor's name, e-mail, phone, message, the property and the date. New ones are in bold. Viewing requests show the preferred time.

Replying

Use the **Reply** button to open your e-mail program with the visitor's address, or call the phone number shown. Mark inquiries as handled or delete them to keep the inbox tidy.

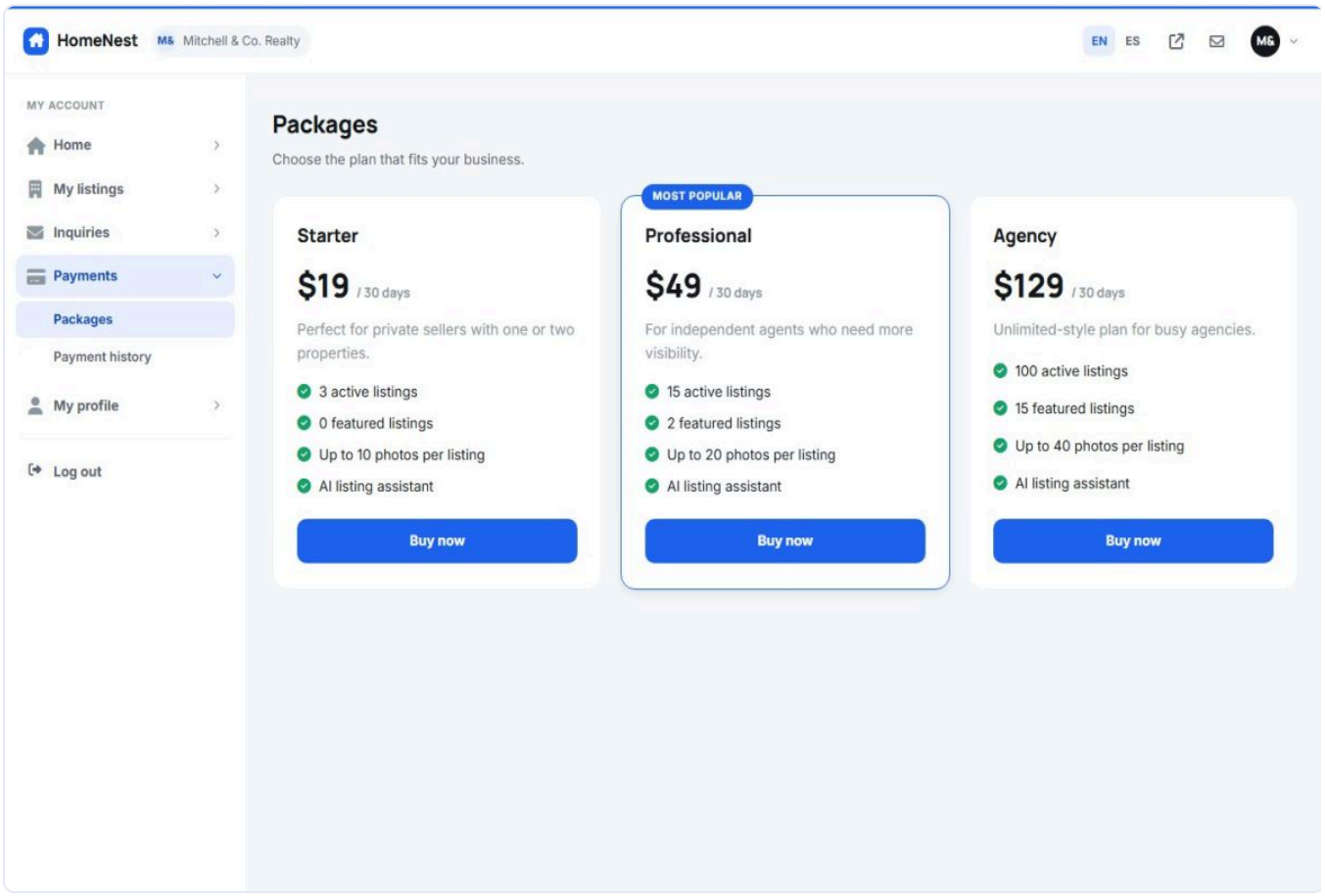
Notifications

You also receive each inquiry by e-mail immediately, as described in Contact forms.

AGENT & USER PANEL

Buy Listing Packages and Pay Online

Depending on your charge mode, users publish for free, pay per listing, or buy a package.



Packages offered to advertisers.

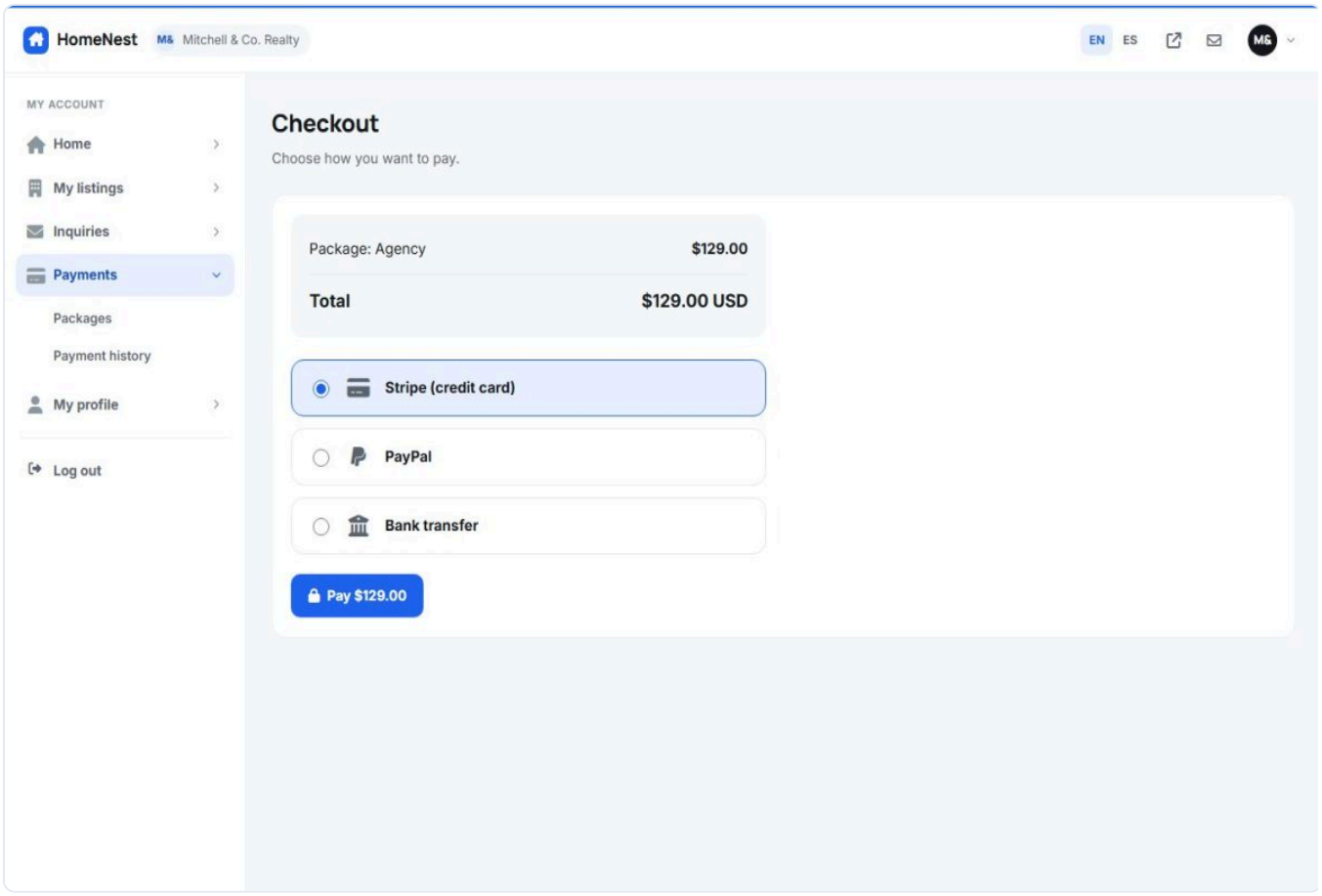
How you pay

What you see depends on the portal's charge mode:

Mode	What the advertiser does
Free	Nothing to pay
Per listing	Pays a fixed price when submitting each listing (a number of listings may be free)
Packages	Buys a bundle of listing credits and uses them over time

Optional extras such as **Featured** can be bought for a single listing. VAT is added when configured.

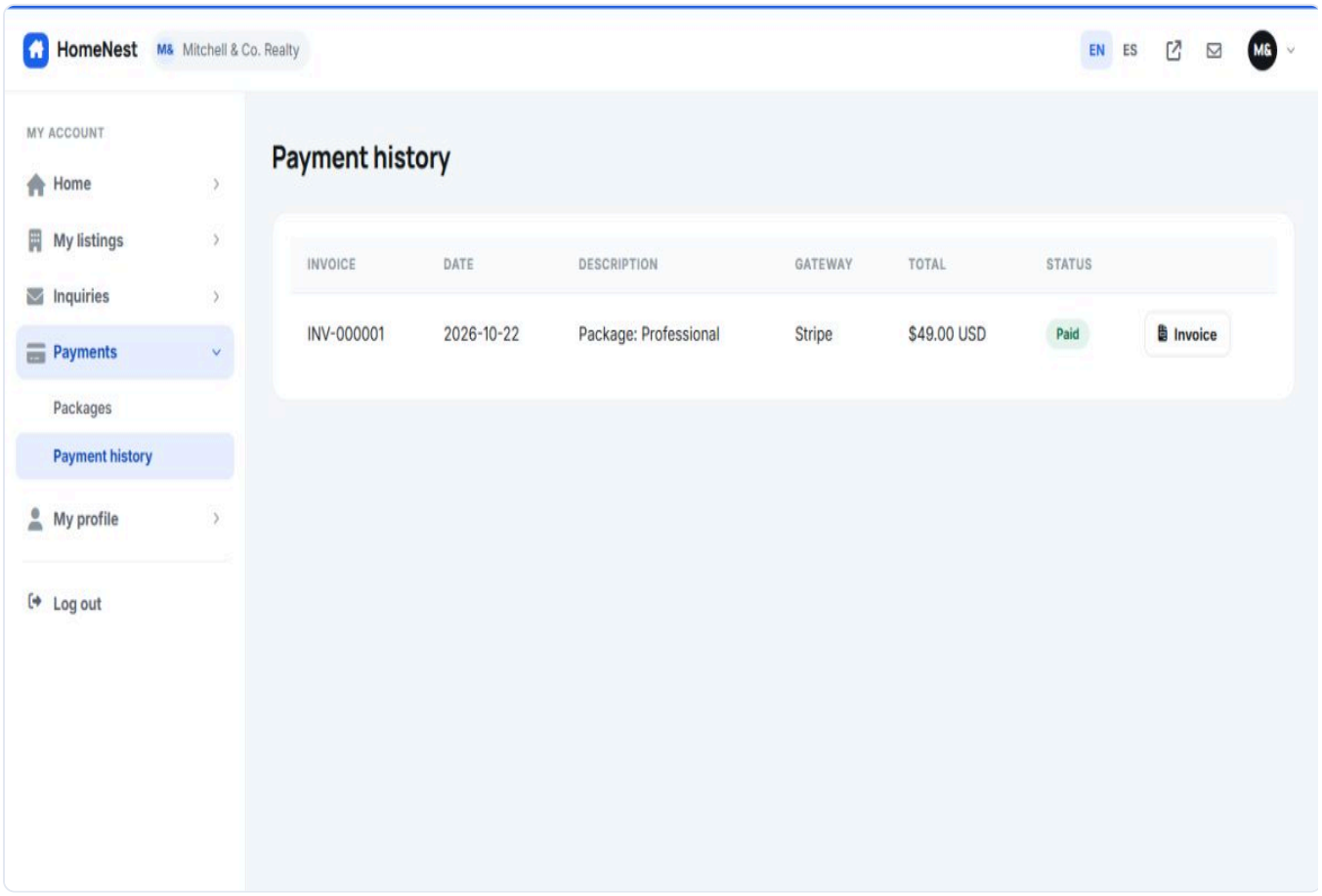
Checkout



Checkout with the payment methods enabled by the administrator.

- **Card (Stripe):** redirects to Stripe Checkout and returns when paid.
- **PayPal:** approve the payment in PayPal.
- **Bank transfer:** shows the bank details; the listing is activated when the administrator confirms the payment.

Payment history



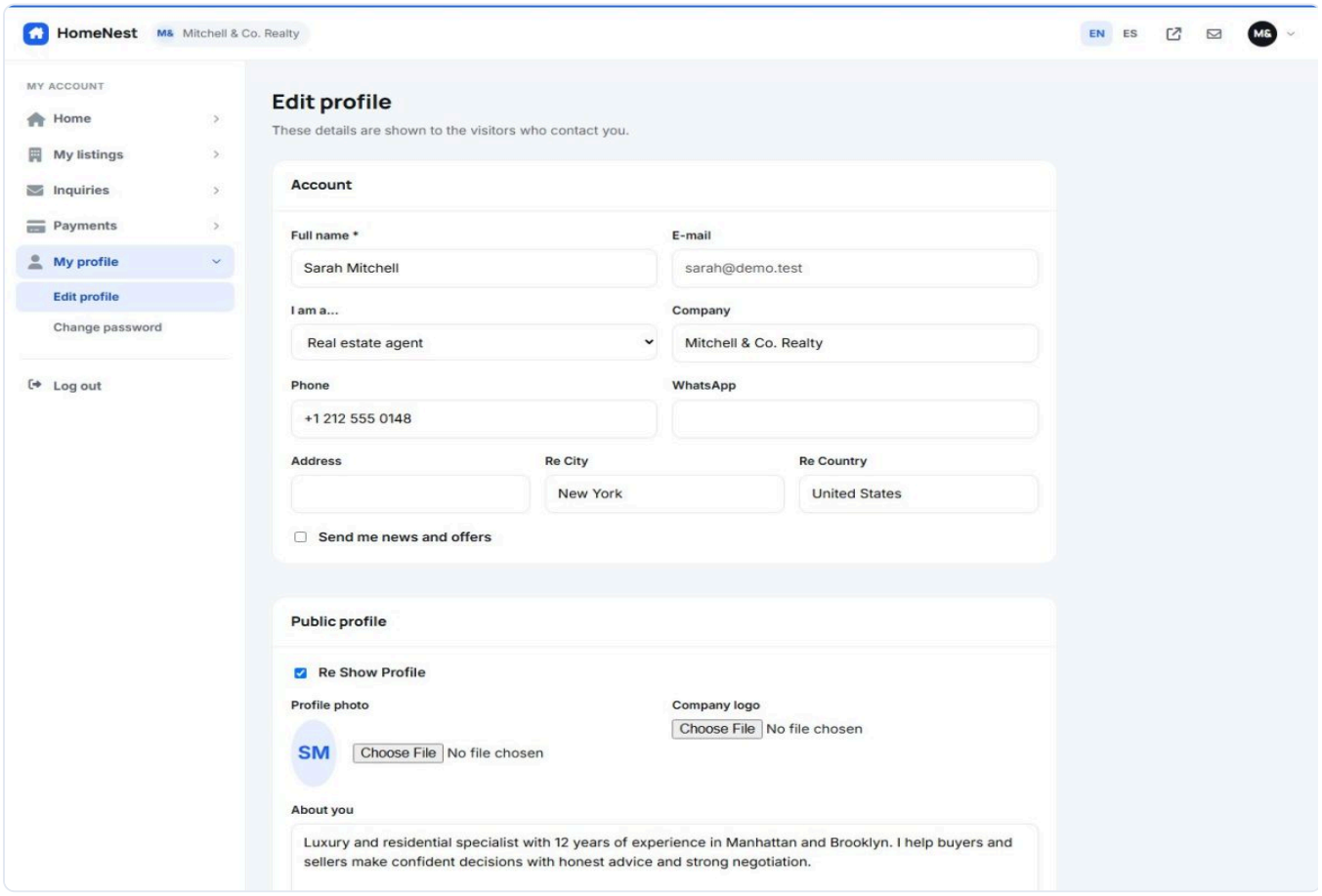
Payment history and invoices.

All orders with date, item, amount, method and status are listed. Paid orders have a printable invoice with the number prefix set by the administrator.

AGENT & USER PANEL

Agent Profile, Photo and Account Settings

The profile is what visitors see on the agent page, so it is worth a few minutes.



Edit profile.

Edit profile

- Name, company, phone, website and bio.
- Profile photo or agency logo.
- Languages spoken and areas served.

Agents and agencies appear in the public agents directory with these details, so a complete profile builds trust.

Change password

Enter the current password and the new one twice. Use at least 6 characters (a longer passphrase is better).

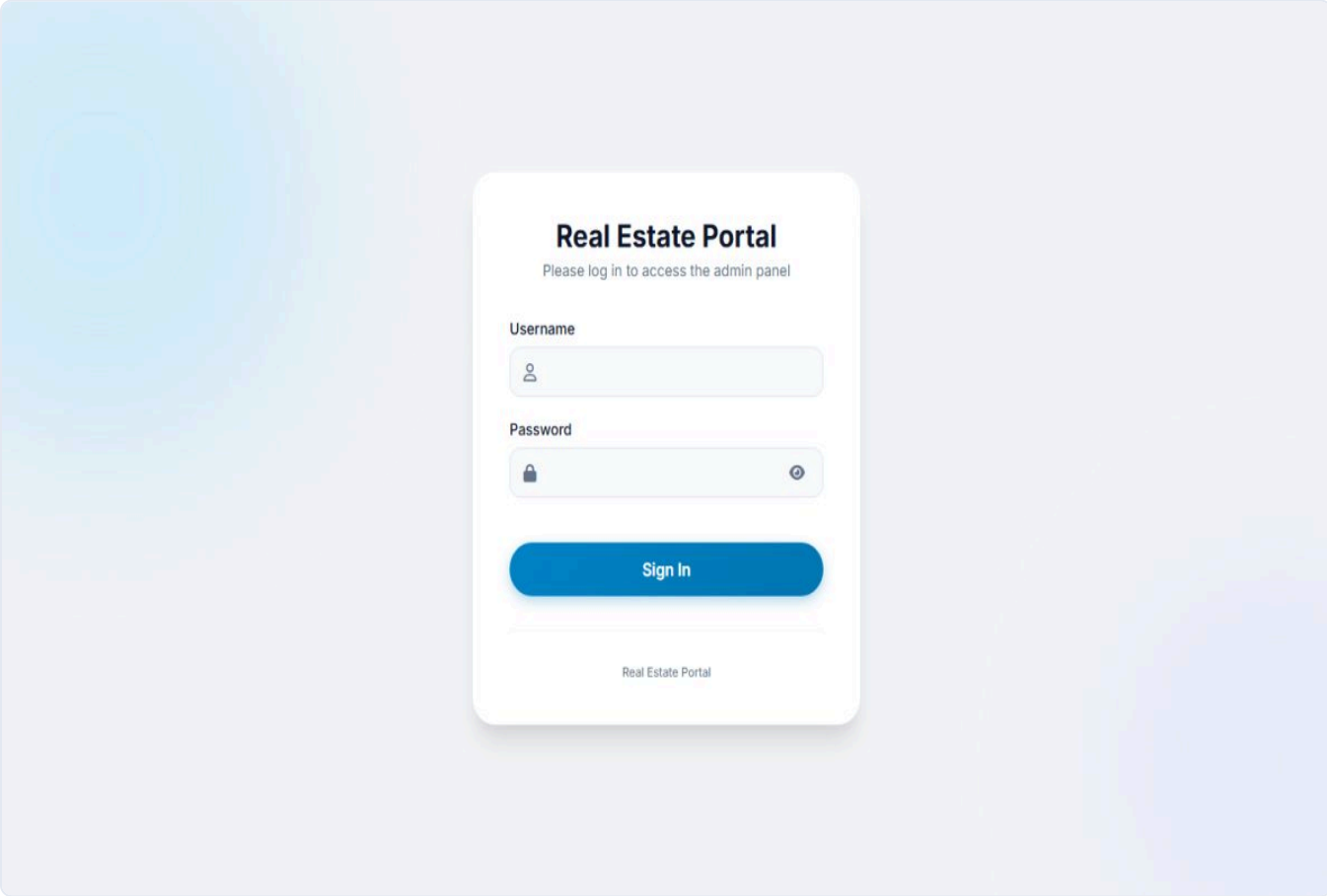
Notifications

E-mail notifications for new inquiries and saved-search alerts use the e-mail address in the profile.

ADMIN PANEL

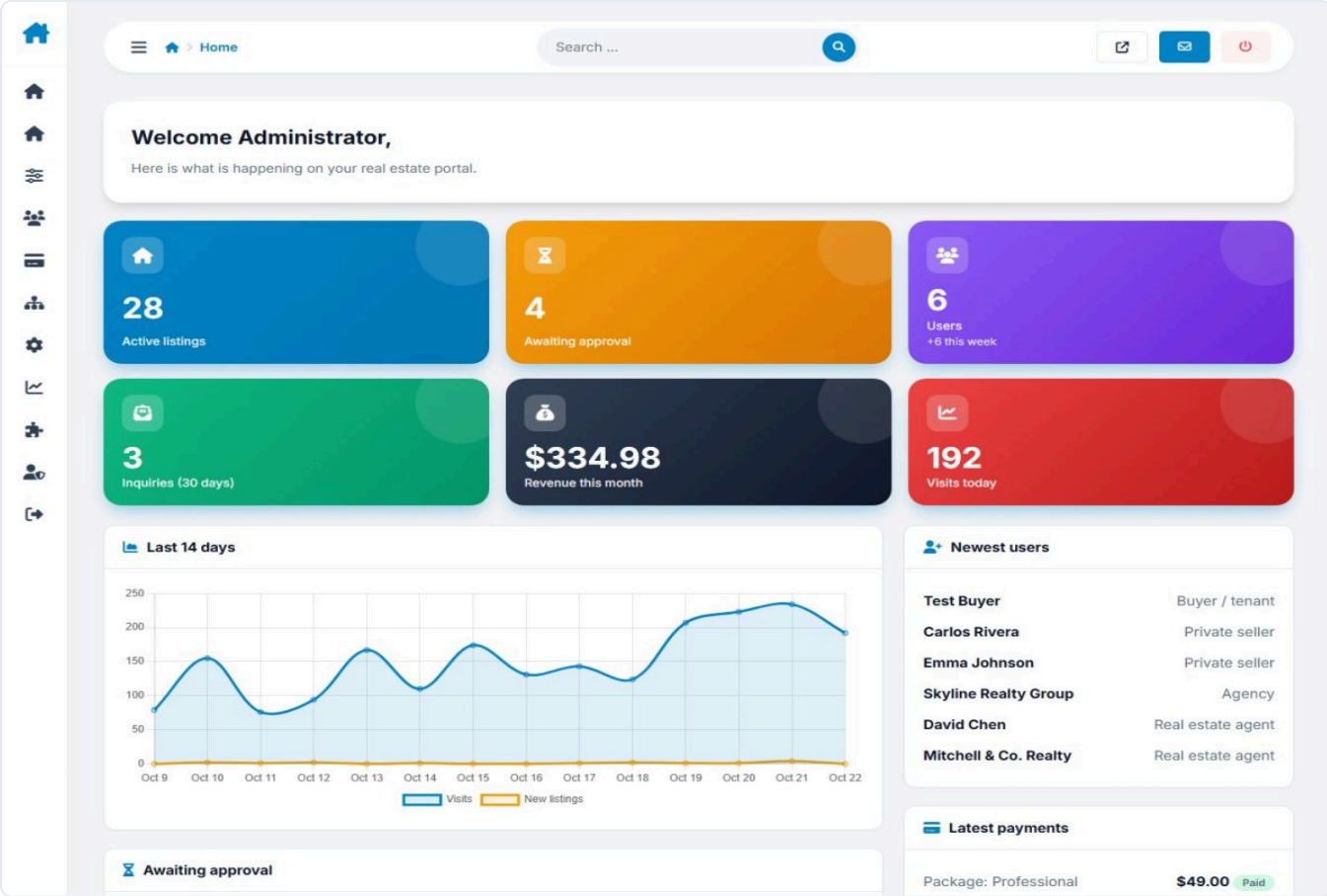
Real Estate Admin Panel: Login and Dashboard

The administration panel is at /ADMIN/ and gives you full control over the portal.



Log in at `/ADMIN/login.php`.

The dashboard



Key figures, recent listings, inquiries and payments at a glance.

The dashboard shows listings by status, users, new inquiries, revenue and recent activity, plus warnings such as listings waiting for approval.

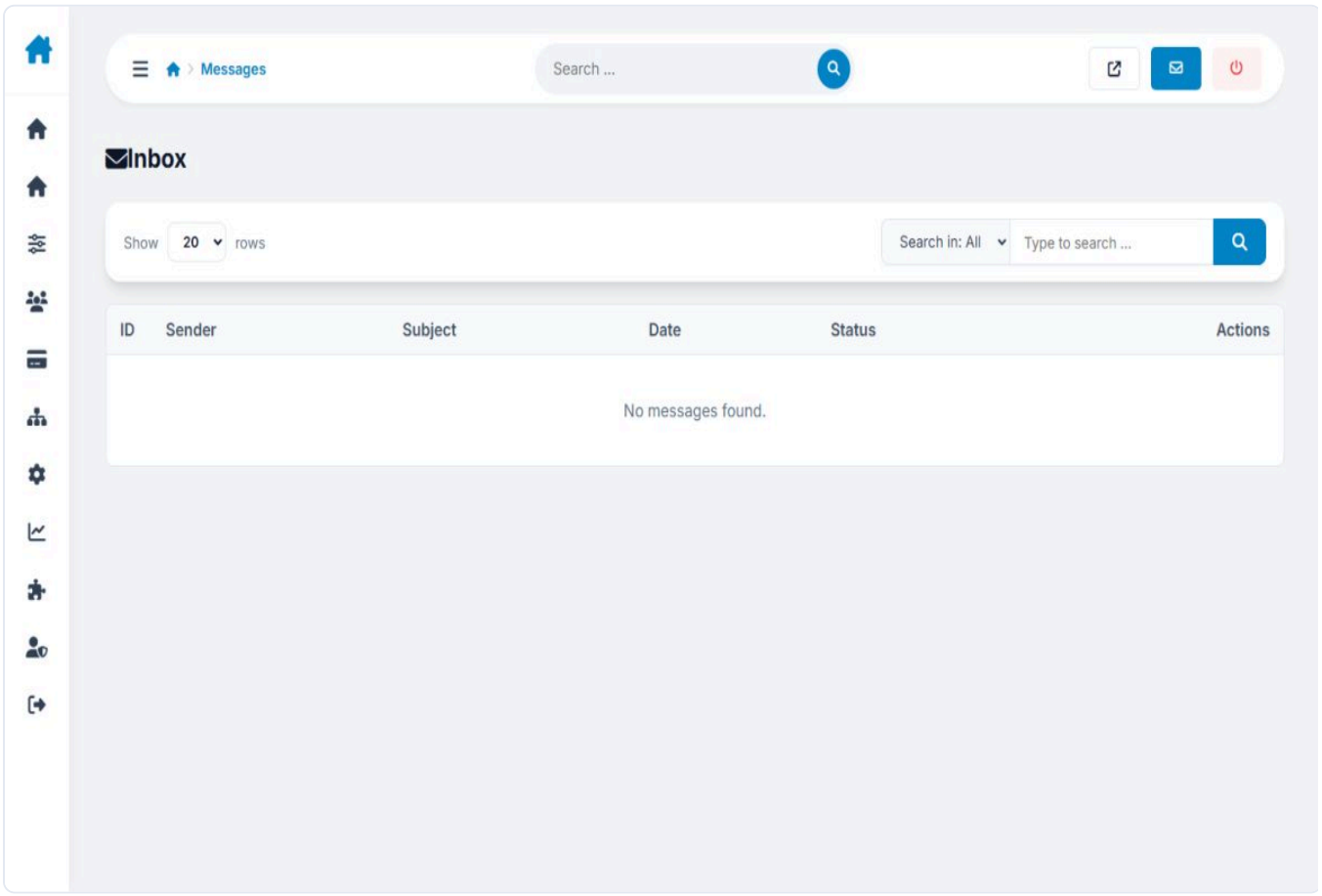
Menu structure

Group	Pages	Manual page
Home	Dashboard, Messages, Login Logs, Change Password	this page
Listings	All listings, Add listing, Pending approval, Inquiries, Saved searches, Export to CSV	Listings
Property settings	Listing options, Property types, Amenities, Locations, AI settings	Catalog, AI
Users	Users, Reviews, Newsletter	Users
Payments	Payment settings, Pending payments, Payments archive, Packages, Purchased packages	Payments
Website	Pages, News, Templates, Logo & Favicon, Interface Texts	Content, Templates
Settings	Configuration Options, Tracking Codes, Social Media, Language Versions, Backups	Settings

Statistics	Traffic Reports, Referrals & Sources, Audience & Tech, Live Activity Log	Statistics
Extensions	FAQ, Custom Tags	Content
Admin users	Administrators, Groups, Permissions	Staff

Home group

- **Messages:** messages sent from the contact form; read, reply or delete.
- **Login Logs:** successful and failed admin logins with IP addresses.
- **Change Password:** change your own admin password.

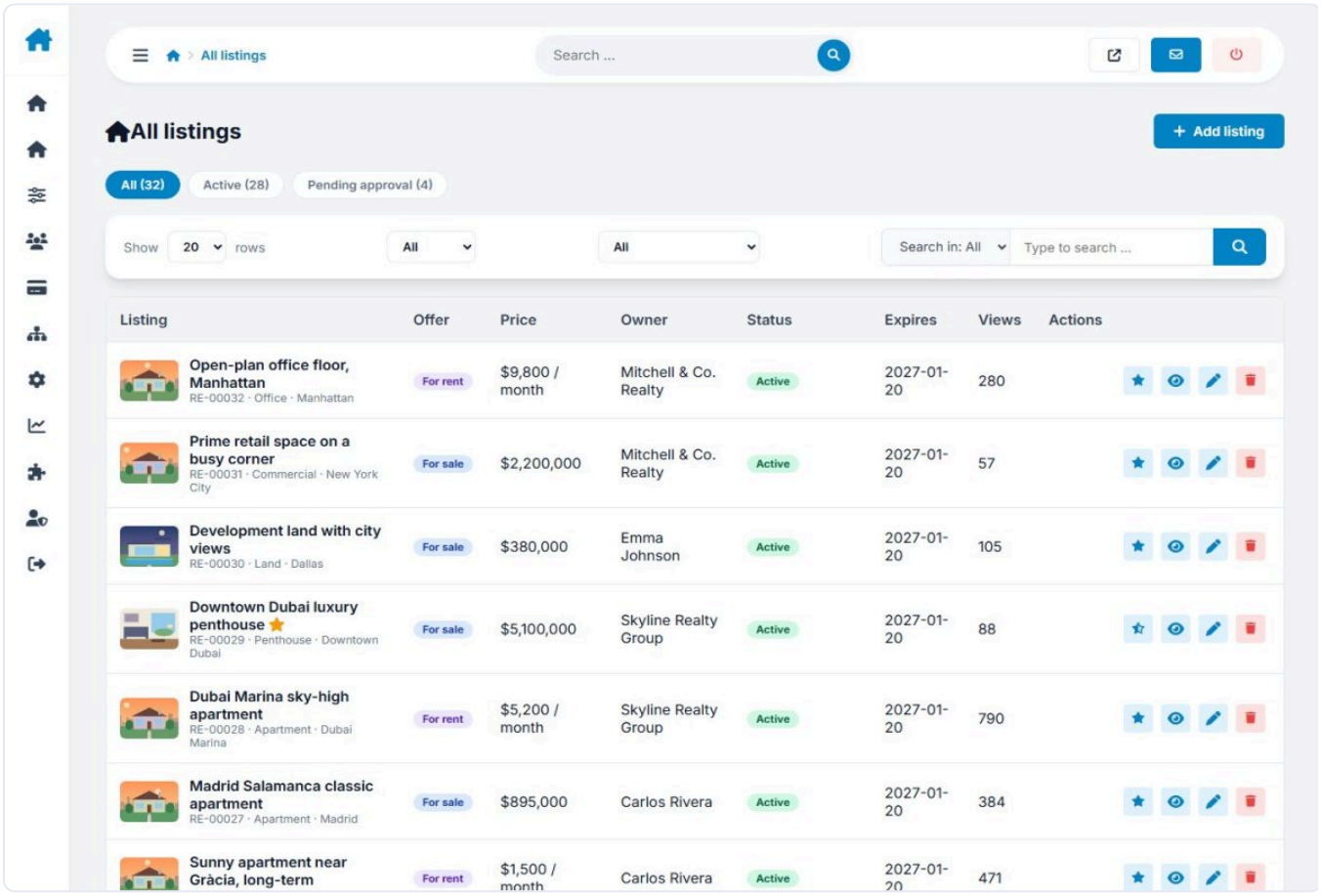


Contact messages.

ADMIN PANEL

Approve and Manage Property Listings

The Listings menu is where you moderate the content of your portal.

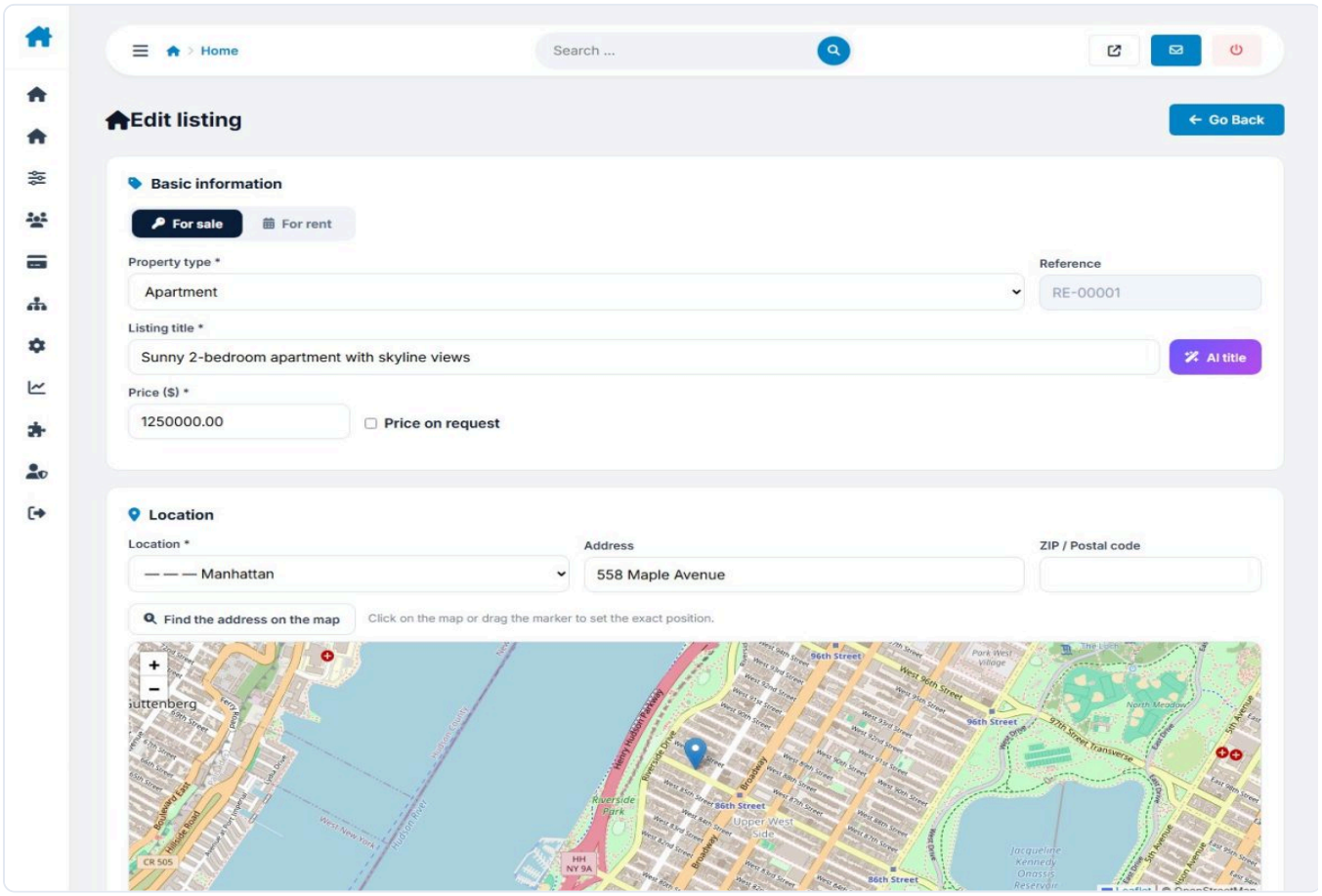


All listings with filters and bulk actions.

All listings

Search by title, reference or owner and filter by status, type or offer. For each listing you can edit, approve, feature, change the owner or delete it. Bulk actions apply to the ticked rows.

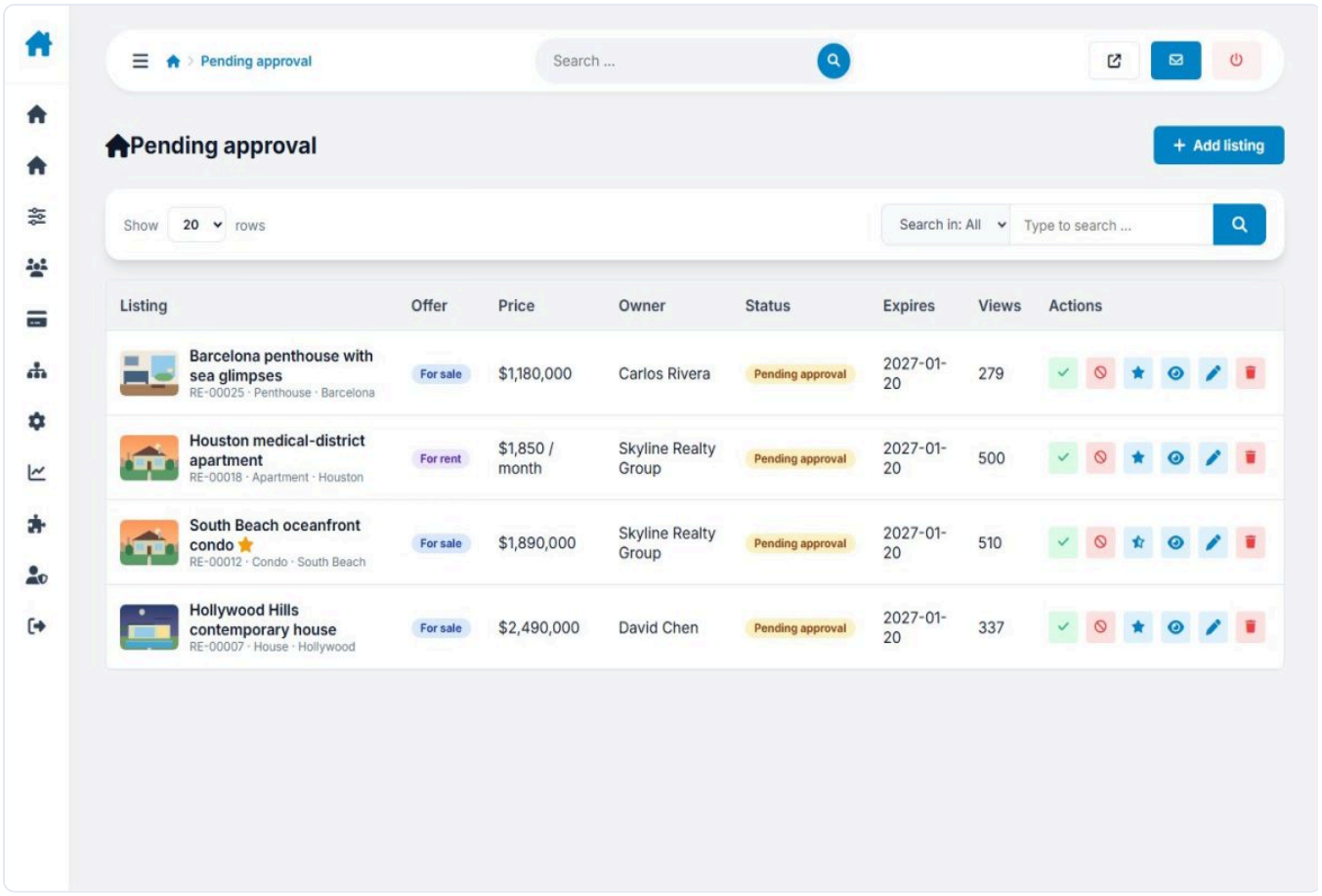
Add and edit a listing



The edit form has the same fields as the user panel plus owner, status and featured controls.

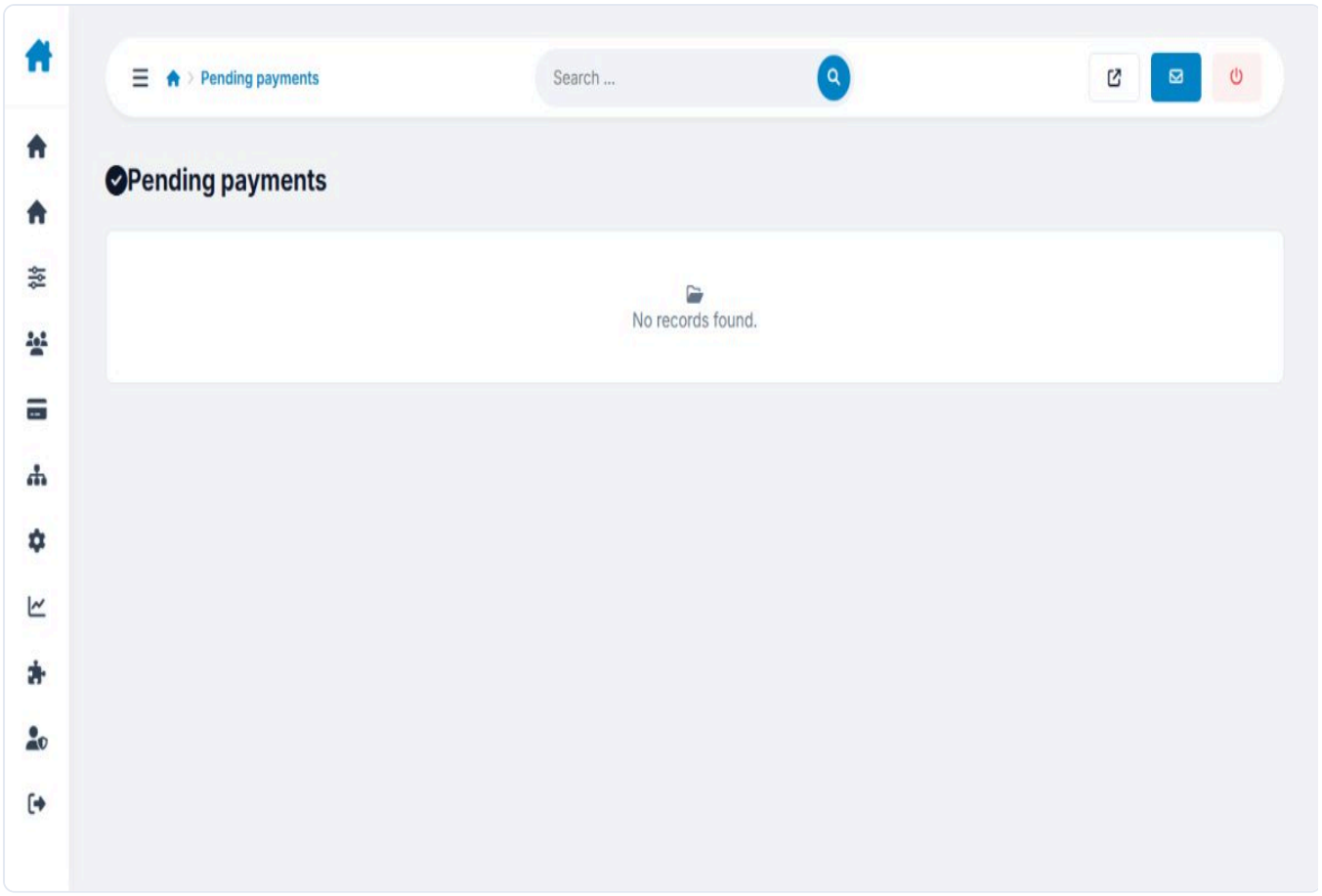
Administrators can publish on behalf of any user, set the status directly and use the AI generator. Admin-created listings are not charged.

Pending approval



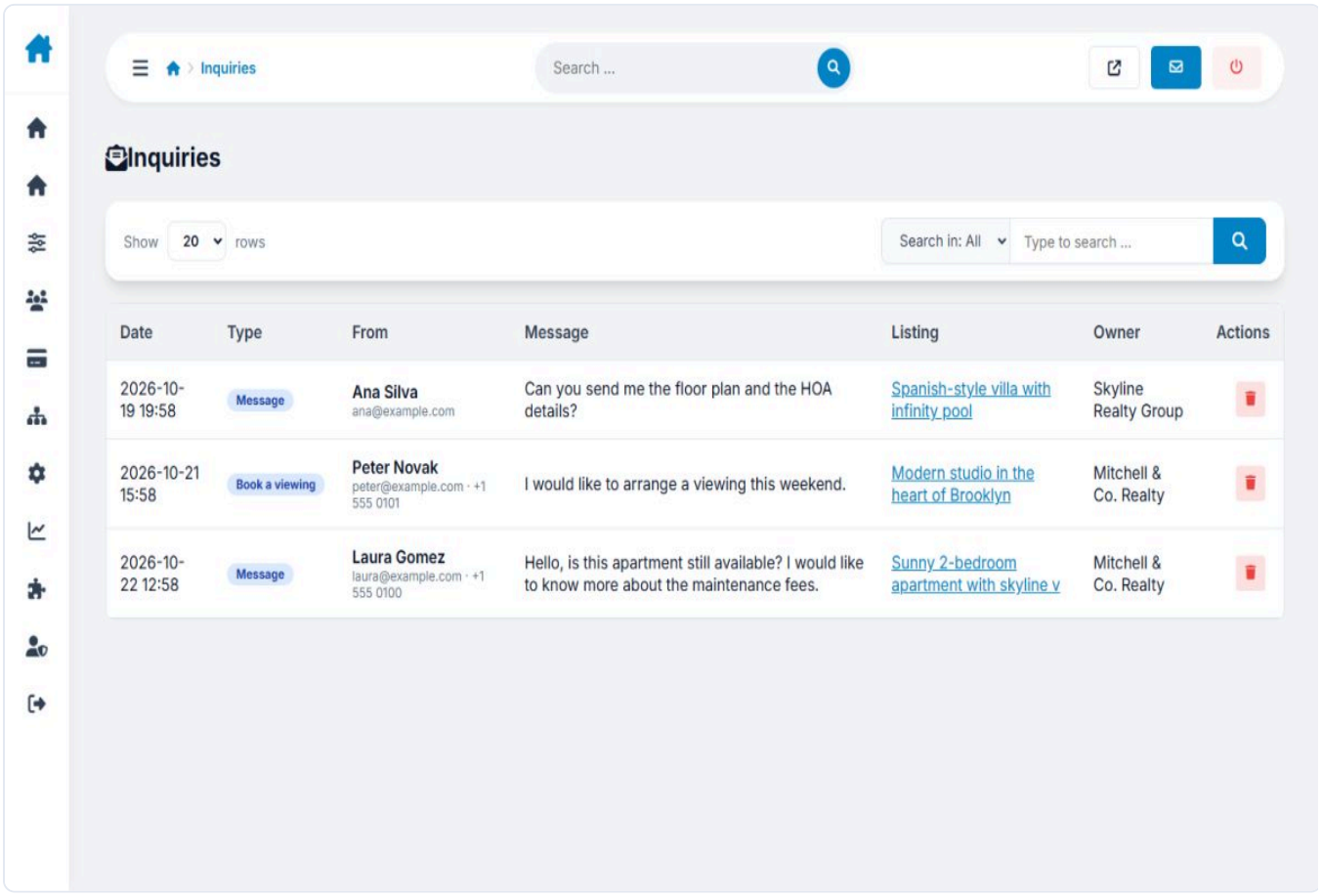
The moderation queue.

When *Moderate new listings* is enabled, new and edited listings wait here. Open one, review it and click **Approve**, or **Reject** with a reason that is e-mailed to the owner.



Approve or reject.

Inquiries



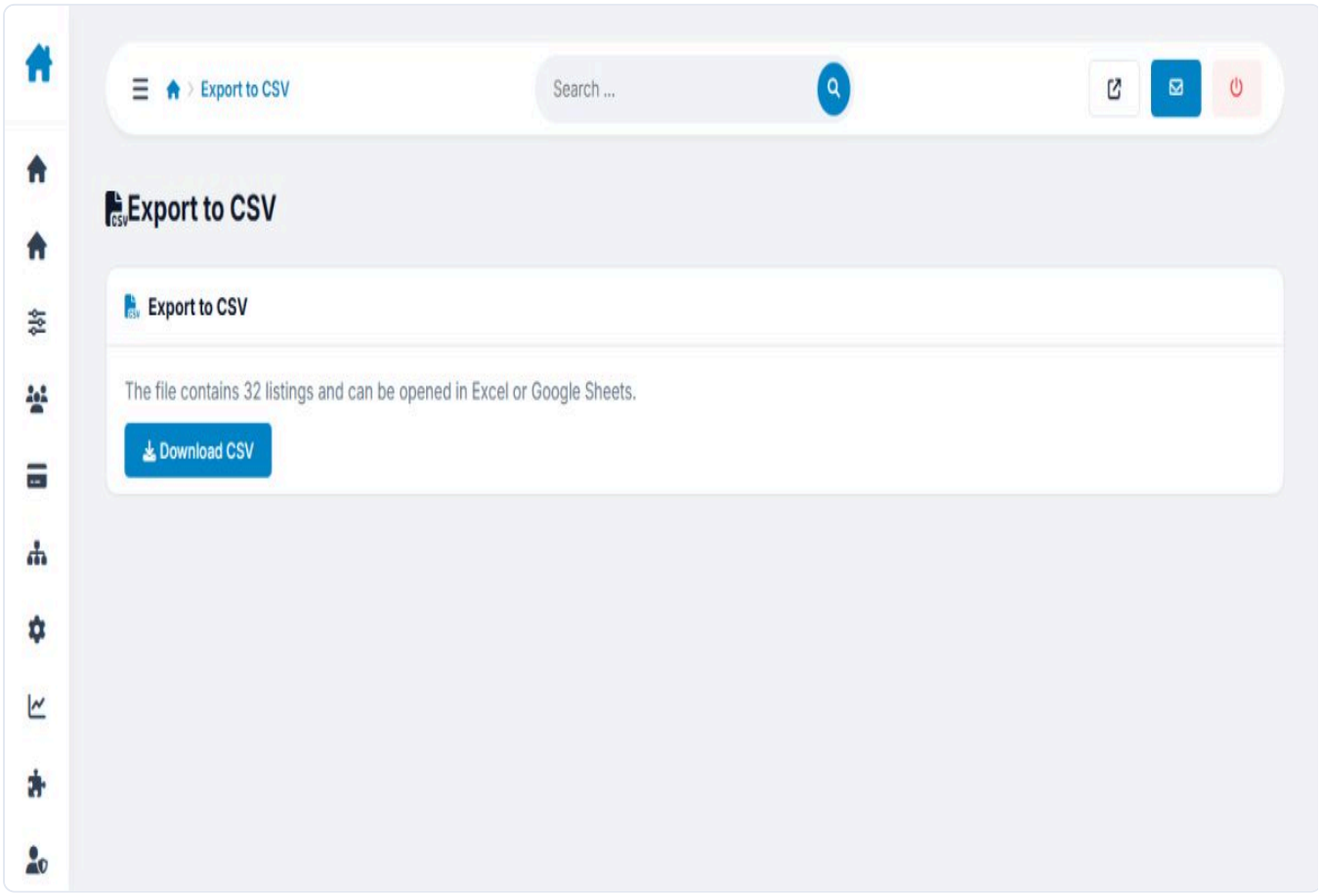
Every inquiry sent through the portal.

Review all messages, viewing requests and call-backs across the portal, useful for checking that leads reach advertisers.

Saved searches

A list of the buyers' saved searches and alert frequency.

Export to CSV



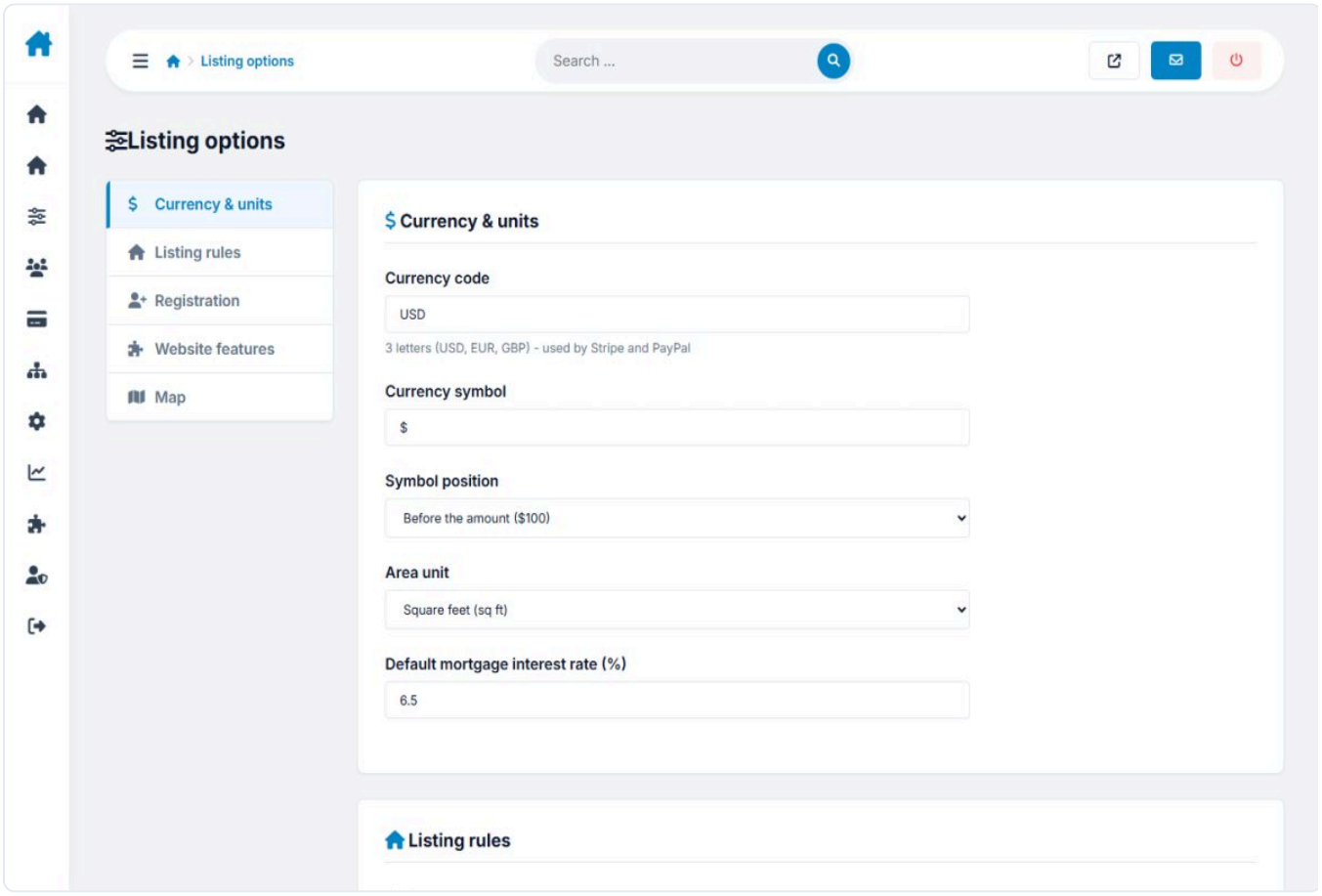
CSV export.

Choose the status and fields and download a CSV file for backups or analysis.

ADMIN PANEL

Property Types, Amenities, Locations Setup

Adapt the portal to your market in the Property settings menu.



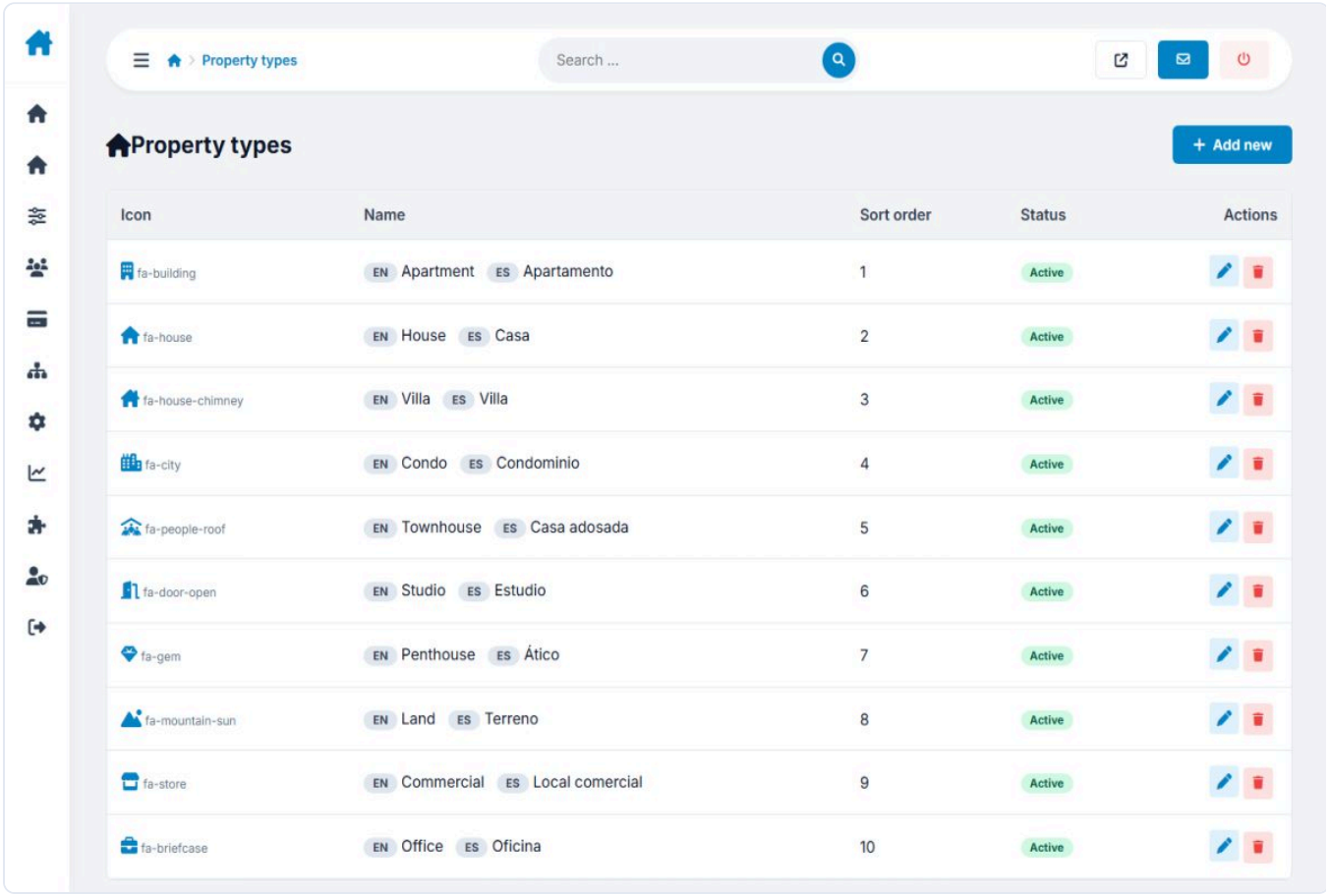
Property settings › Listing options.

Listing options

Setting	Meaning
Currency code / symbol	Shown with all prices
Area unit	sq ft or m²
Listings per page	Search results page size
Listing duration (days)	How long a listing stays active before expiring
Featured duration (days)	How long a featured upgrade lasts
Max images	Photos allowed per listing
Moderate new listings	Require approval before publishing
Allow registration / Require activation	Control who can sign up and whether e-mail confirmation is needed

Enable reviews, compare, calculator, saved searches	Switch front-end features on or off
Map defaults	Start latitude, longitude and zoom

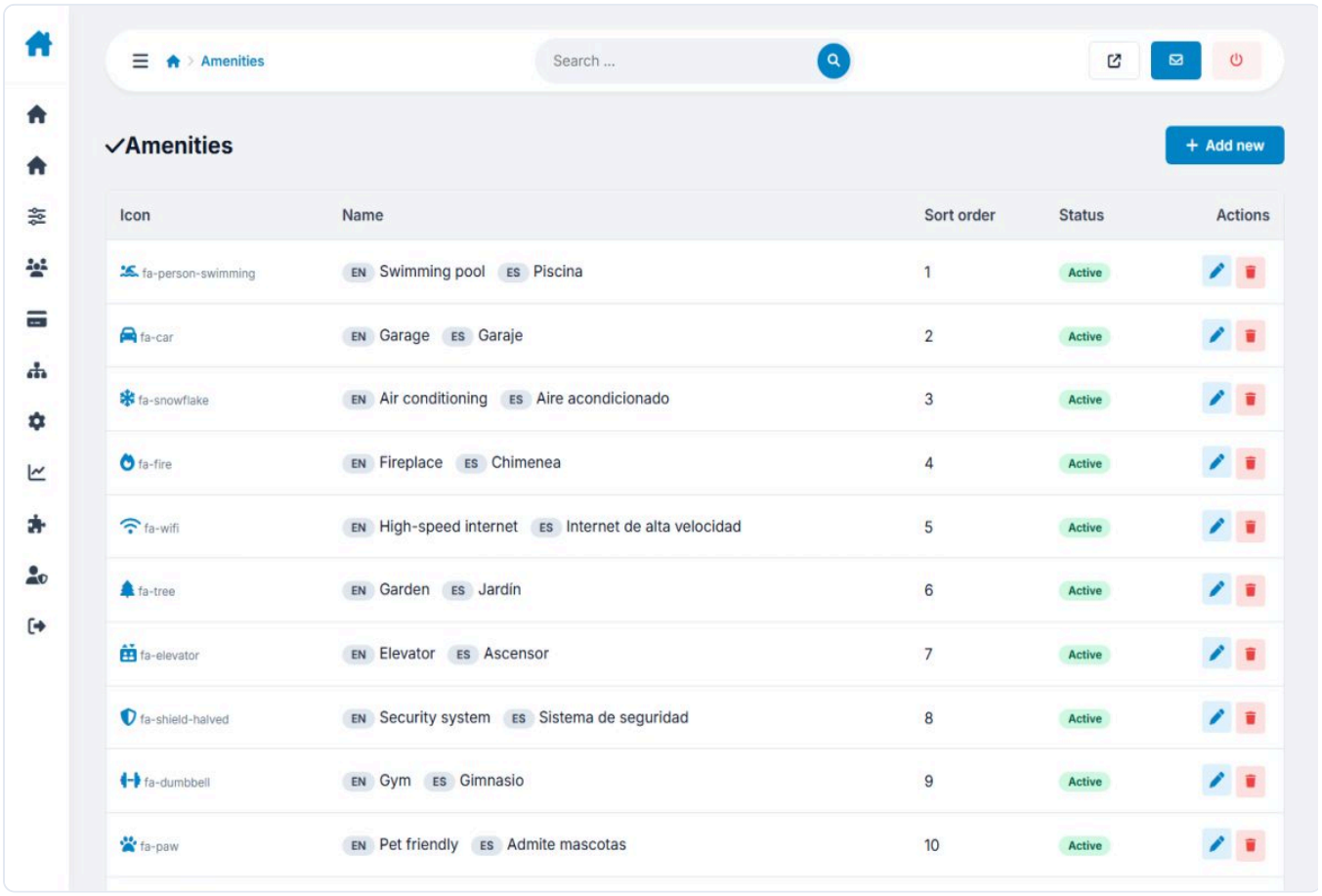
Property types



Property types.

Add, rename, reorder and translate types (apartment, house, villa, land...). Each type can have an icon and a picture for the home page tile.

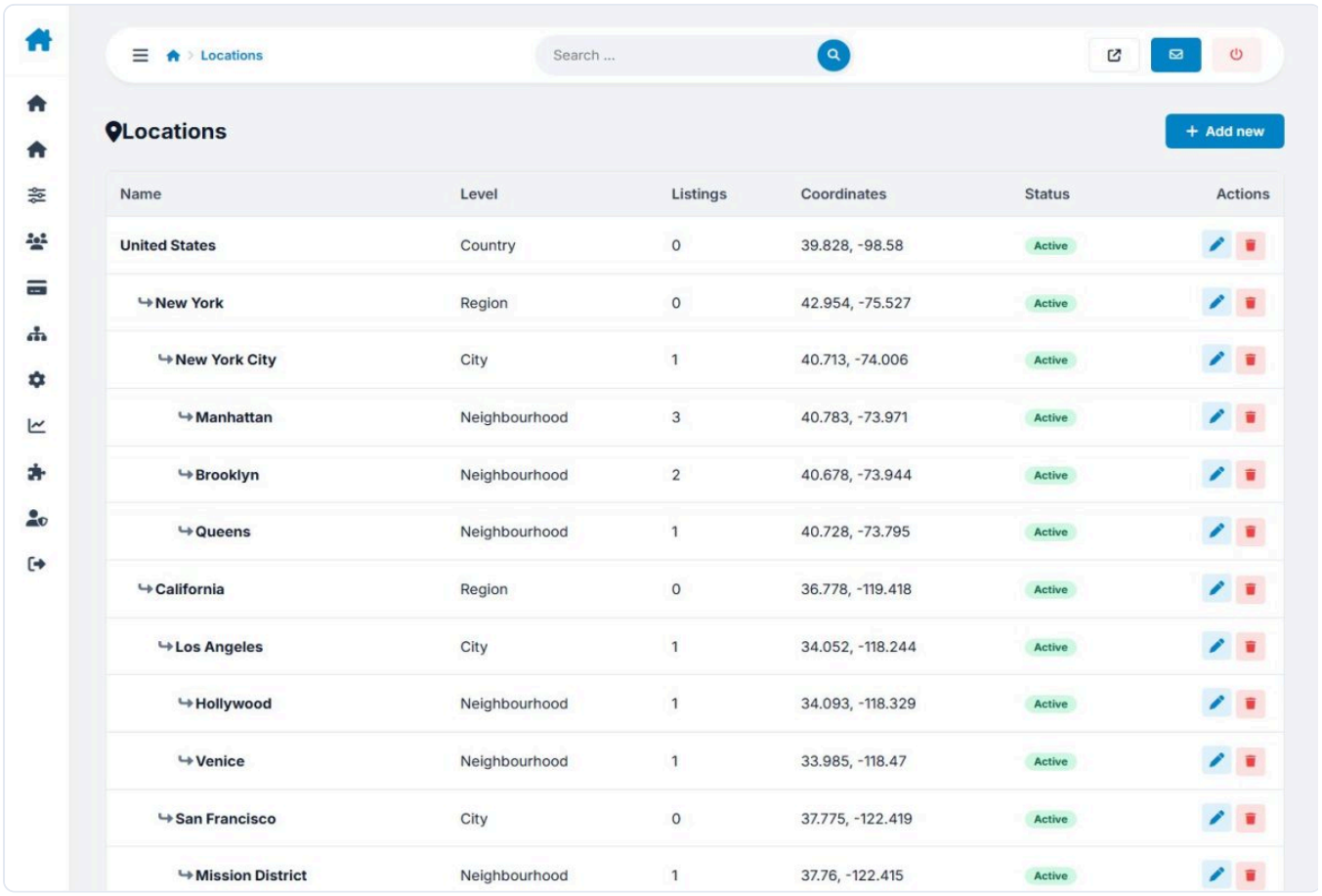
Amenities



Amenities.

The checklist advertisers use (pool, garage, balcony, gym…). The AI search also understands these names.

Locations



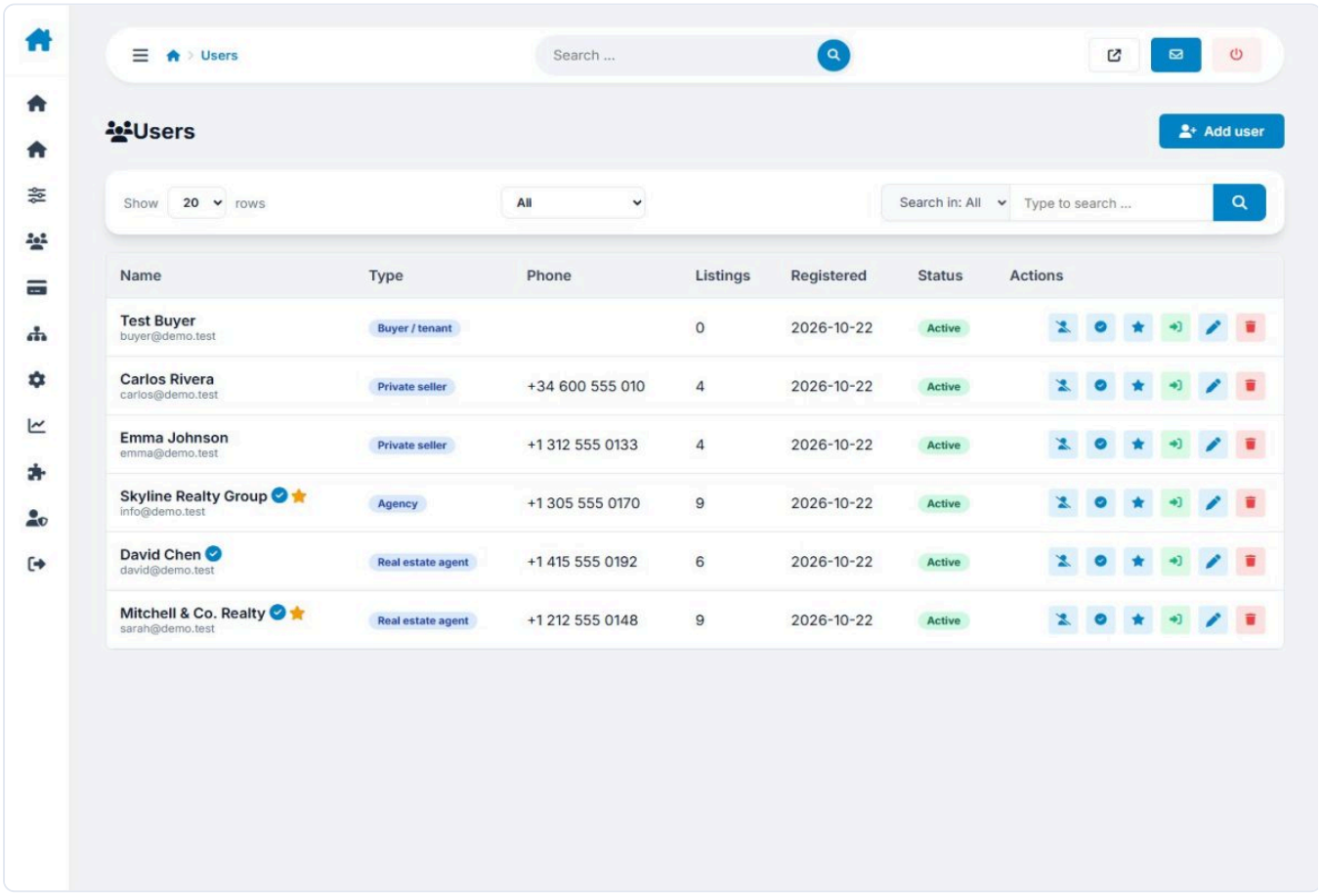
Locations in a country › region › city › neighborhood tree.

Build the tree of places where you operate. Upload an image for the cities you want to promote in the *Popular cities* section. Locations drive the search autocomplete and the AI search.

ADMIN PANEL

Manage Agents, Users and Reviews

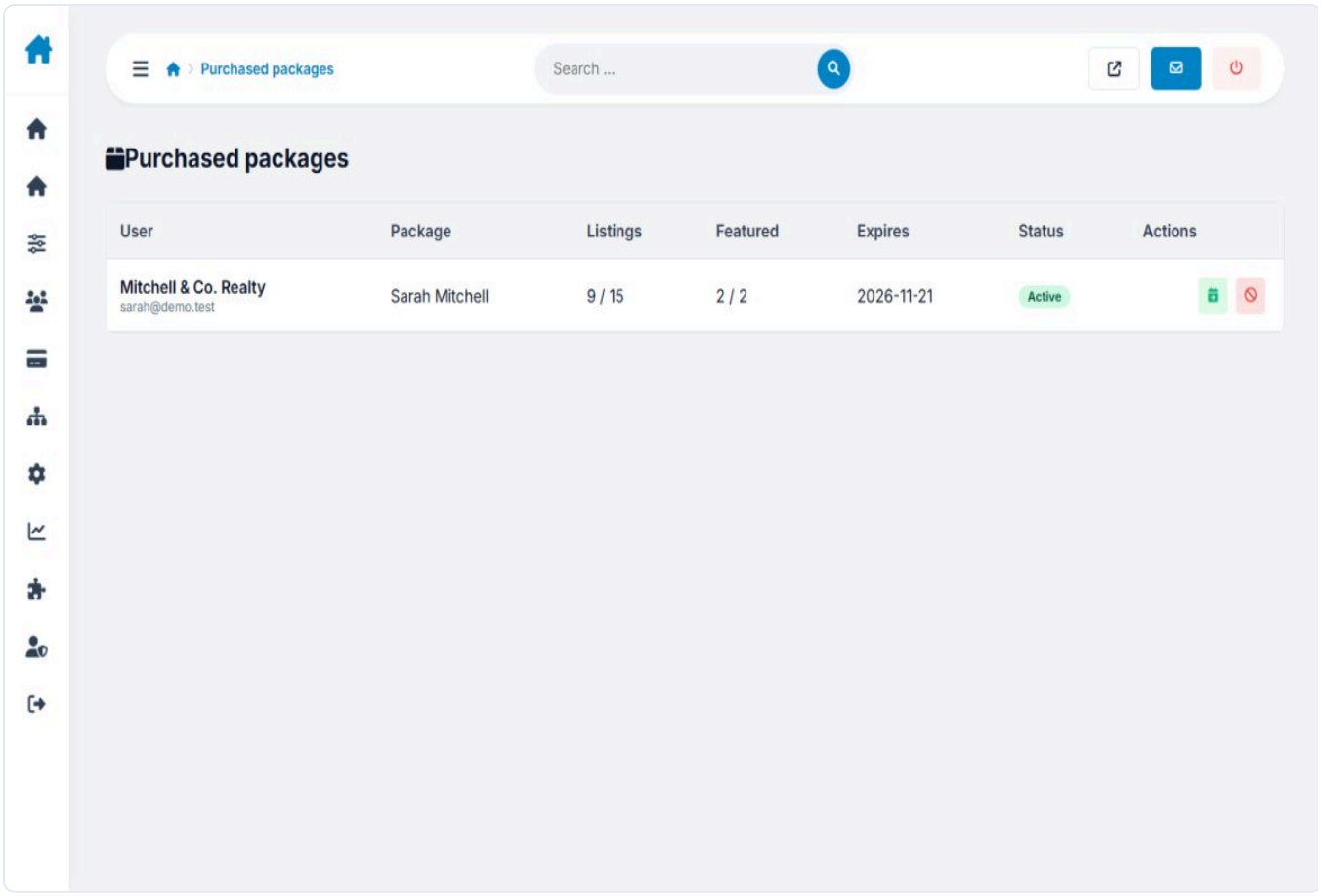
See and control every account on the portal.



Users management.

Users

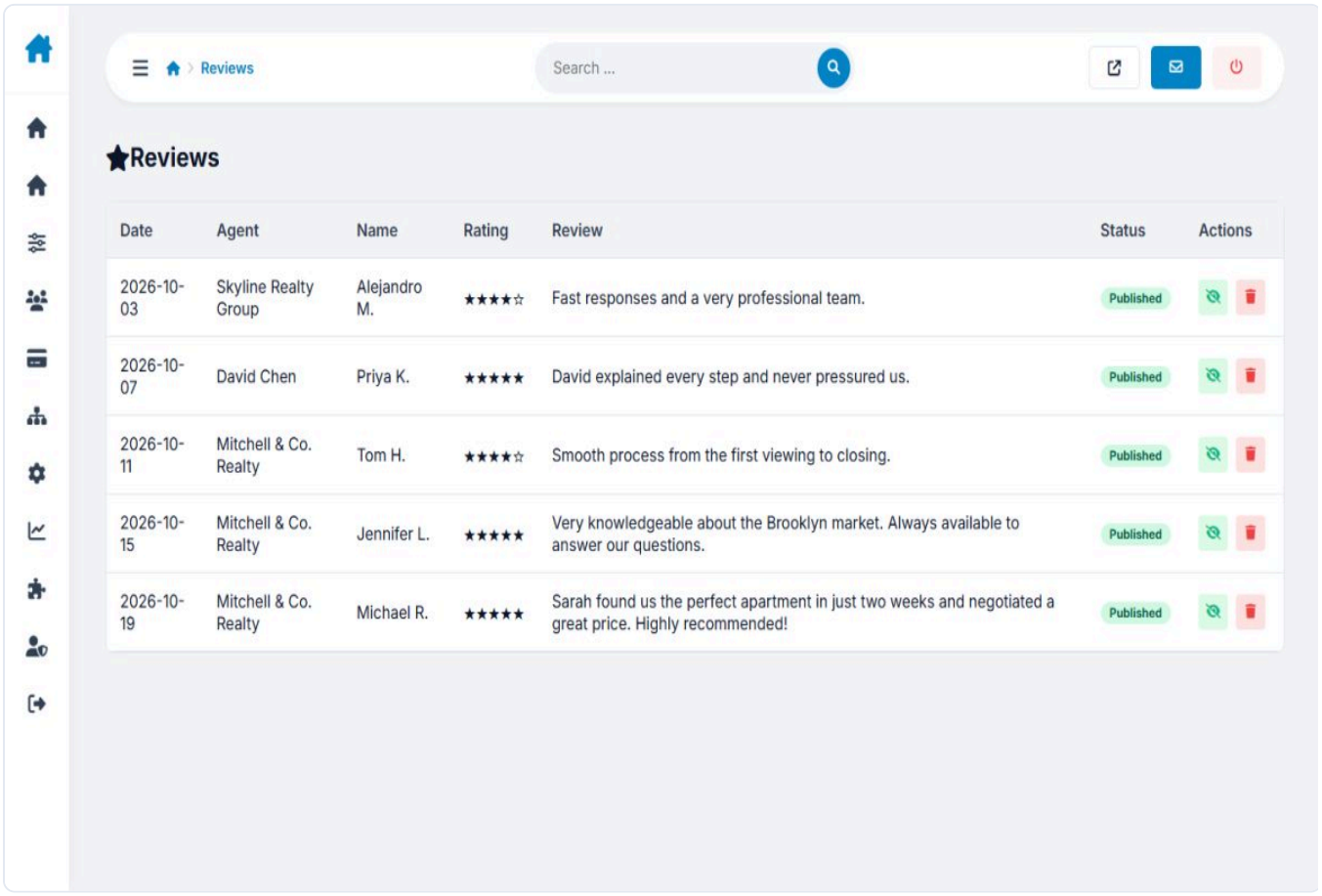
Search and filter registered users by type and status. Open a user to edit details, change the account type, mark as verified, reset the password, activate or suspend, or delete the account. Each user shows listings, packages and registration date.



User detail with purchased packages.

You can add a package manually to a user, for example as a gift or after an offline payment.

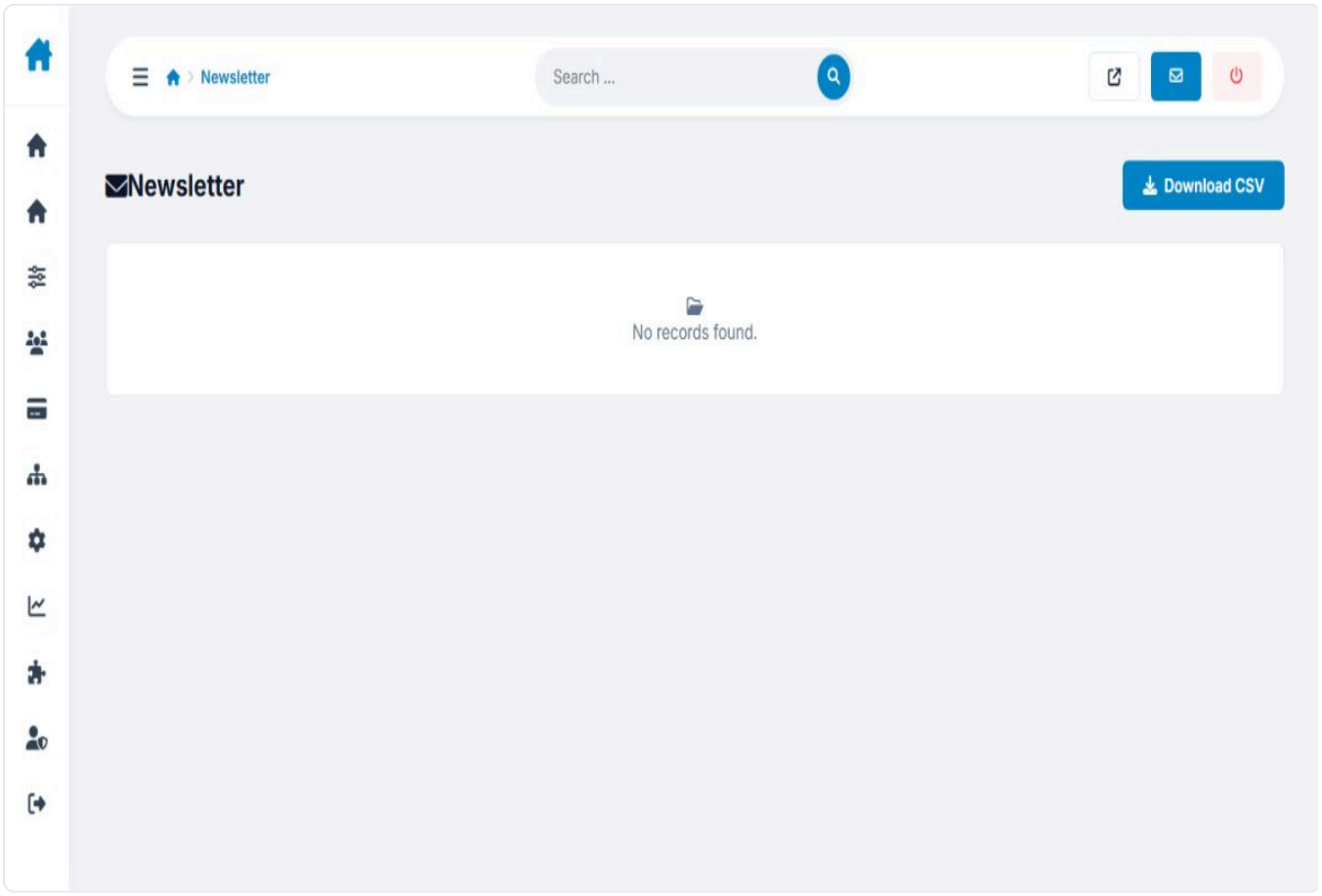
Reviews



Review moderation.

Approve, hide or delete reviews of agents.

Newsletter



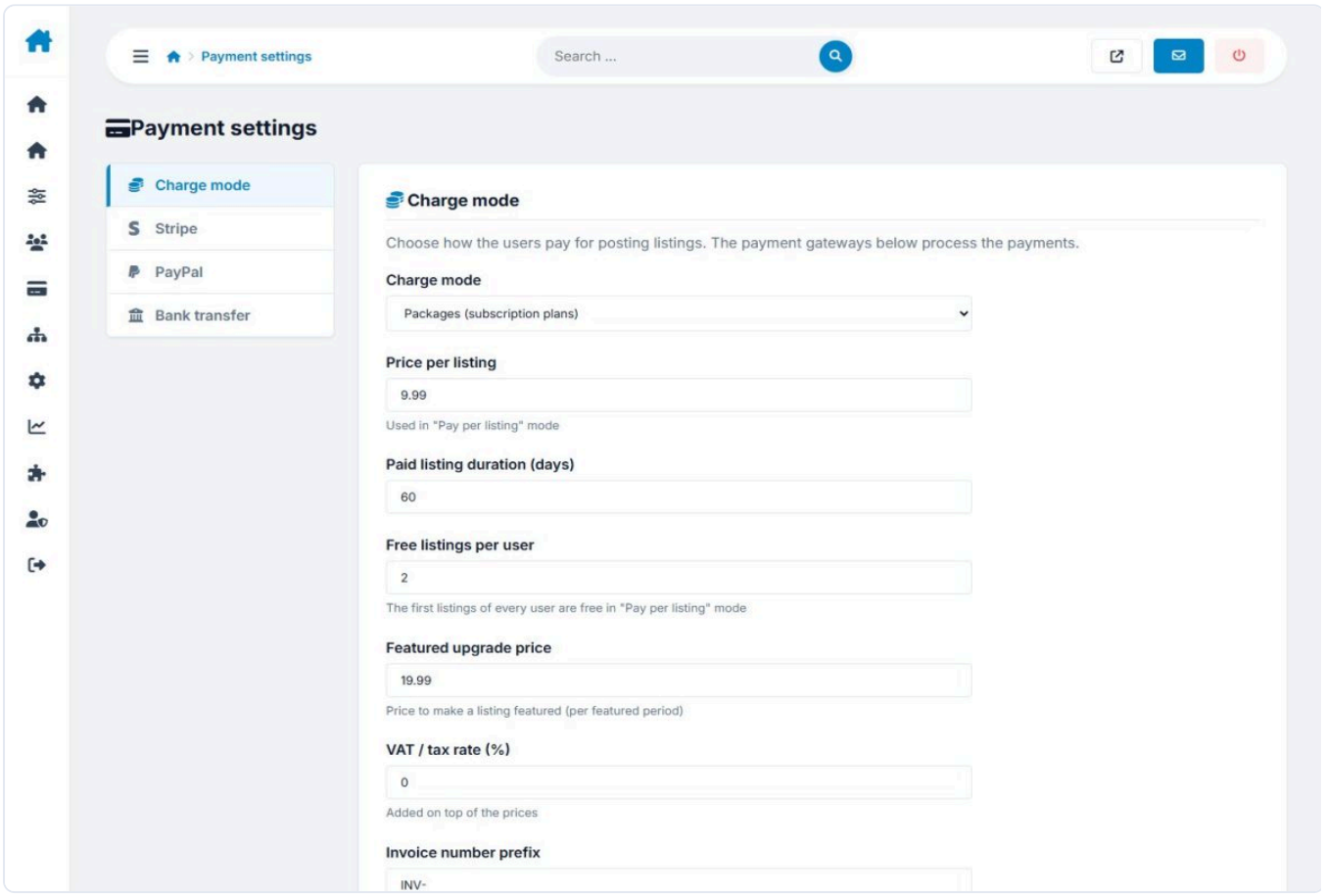
Newsletter subscribers.

Subscribers collected from the footer and home page forms. Export or remove addresses.

ADMIN PANEL

Portal Payments: Stripe and PayPal Setup

This is how your portal makes money. Choose a charge mode, connect a payment method and set the prices.



Payments › Payment settings.

Charge mode

Mode	Behavior
`free`	Listings are free
`per_listing`	Each listing costs *listing_price*; the first *free_listings* are free
`packages`	Advertisers buy credit packages

Other settings: `listing_duration_days`, `featured_price`, `vat_rate` (percent) and `invoice_prefix`.

Stripe

1. Enable Stripe and paste the publishable and secret keys from your Stripe dashboard (use test keys first).
2. In Stripe add a webhook endpoint `https://your-site.com/payments/stripe_webhook.php` for the events `checkout.session.completed` and `checkout.session.async_payment_succeeded`.

3. Paste the webhook signing secret in the settings.
4. Test with card `4242 4242 4242 4242`, any future date and any CVC.

PayPal

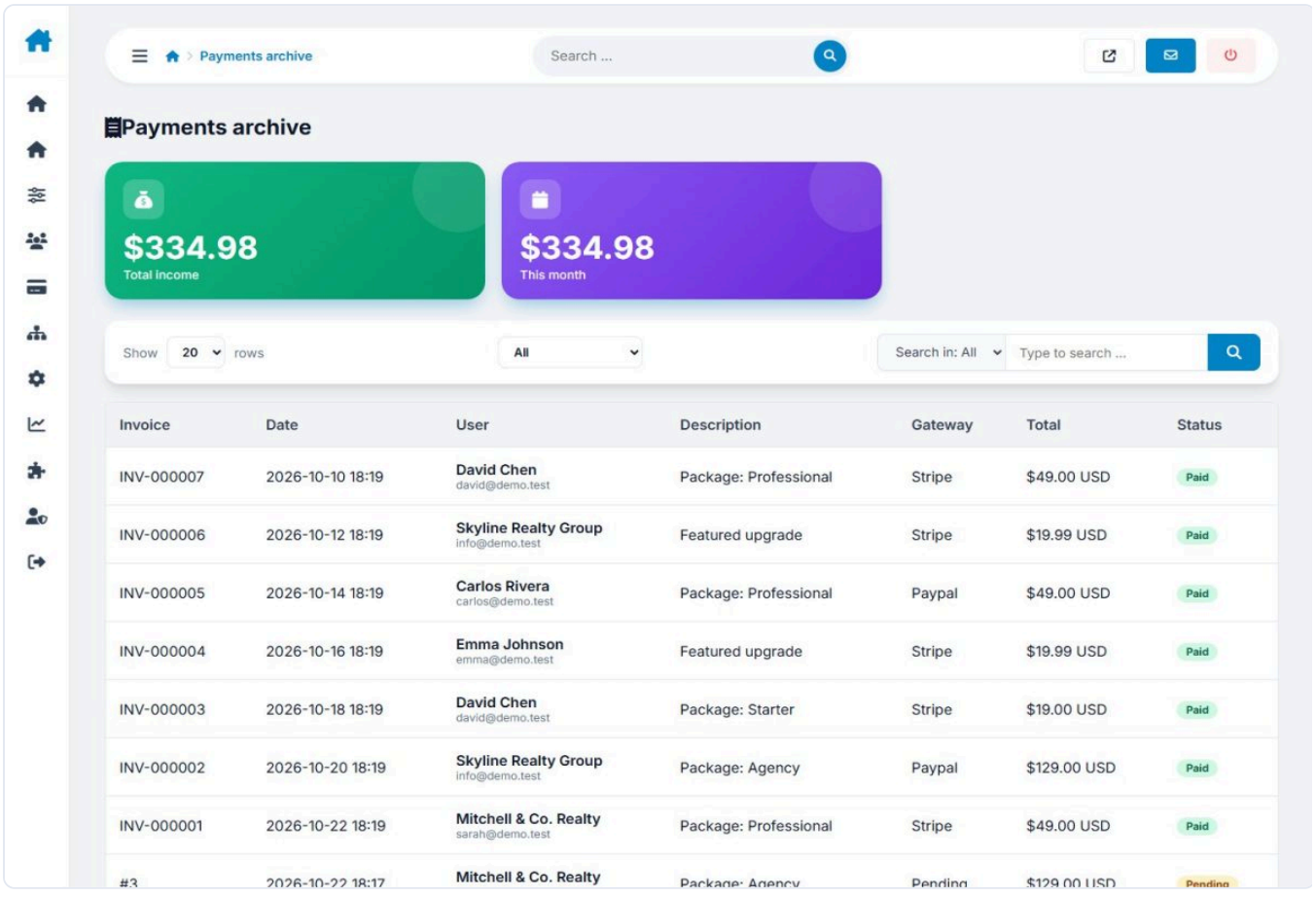
1. Create REST API credentials in PayPal Developer and paste client ID and secret.
2. Choose sandbox or live.
3. Optionally add a webhook to `payments/paypal_webhook.php` for `PAYMENT.CAPTURE.COMPLETED`.

Bank transfer

Enable it and type the bank instructions that are shown at checkout. The order stays pending until you confirm it in *Pending payments*.

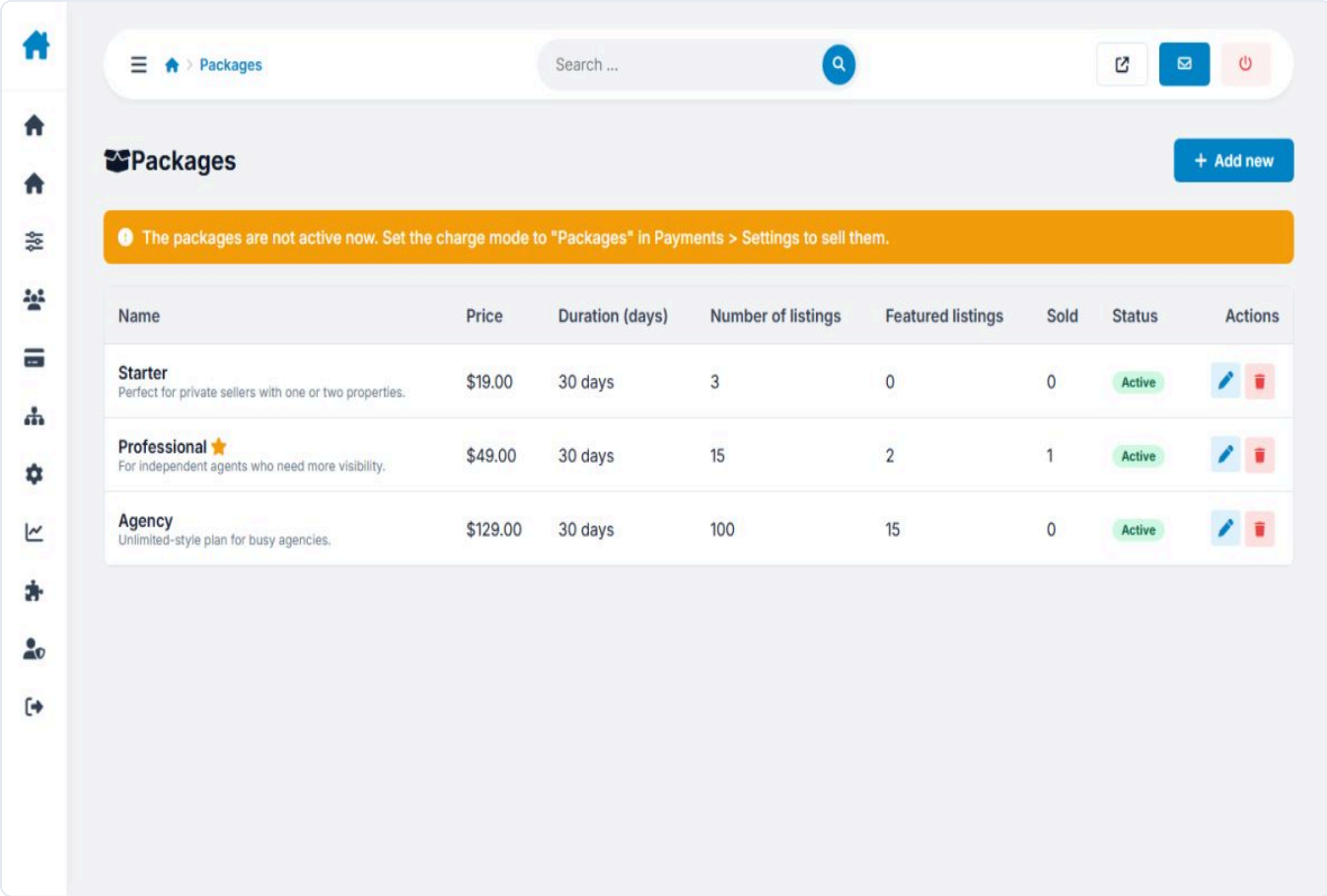
Orders

Pending payments shows orders awaiting confirmation (mark as paid or cancel). **Payments archive** keeps the completed history.



Payments archive.

Packages



Packages.

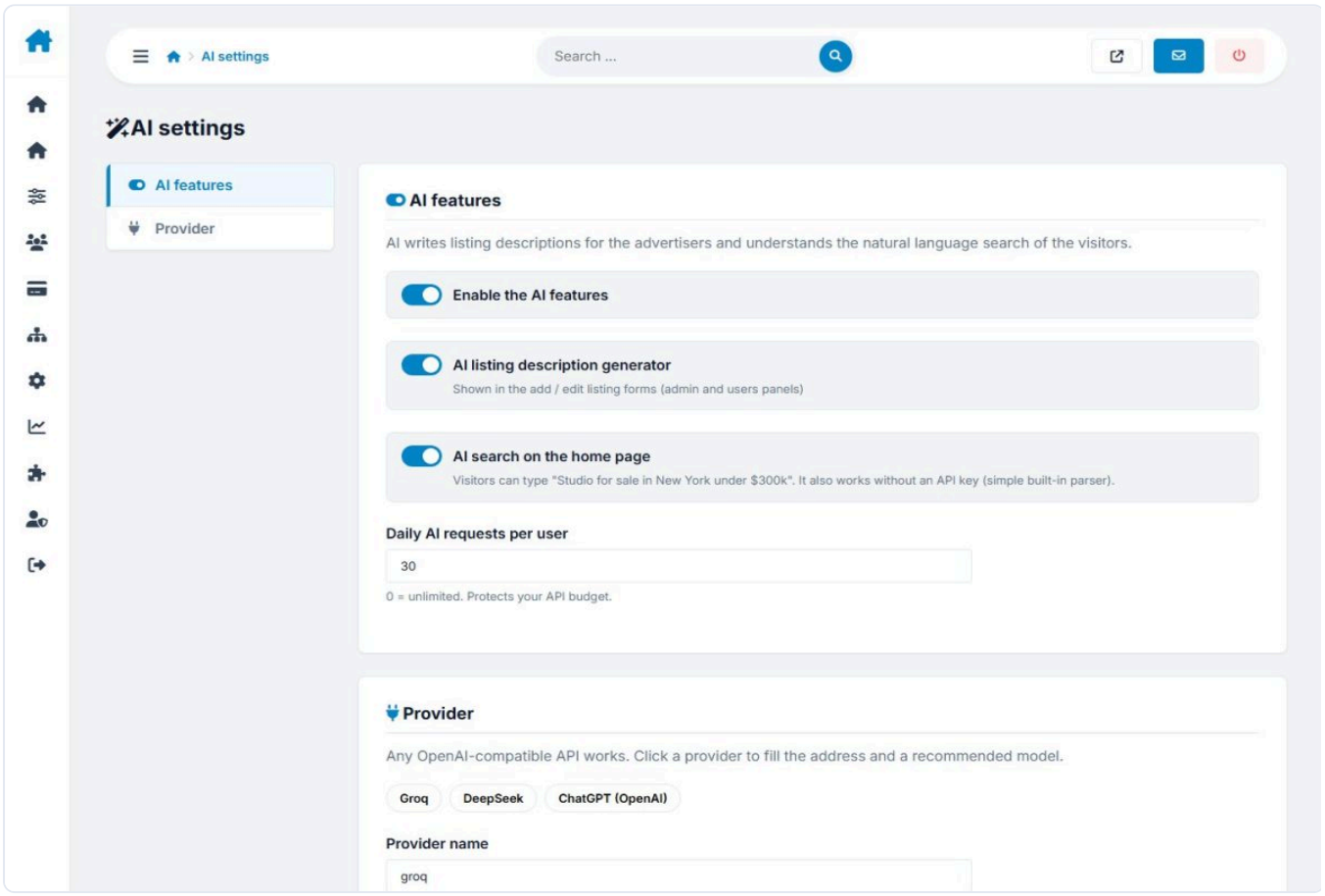
Create packages with a name, price, number of listings, duration and featured credits. **Purchased packages** lists what users have bought and their remaining credits.

Always test the full payment cycle with test keys before switching to live keys.

ADMIN PANEL

Connect Groq, DeepSeek or ChatGPT

AI powers the visitor search and the listing assistant. You choose the provider and keep the key.



Property settings › AI settings.

Provider

Any OpenAI-compatible service works. Presets are provided for Groq, DeepSeek and OpenAI (ChatGPT).

1. Choose the provider; the API URL and model fill in automatically (edit them if needed).
2. Paste your API key.
3. Press **Test the connection**.

Features

Setting	Effect
`enable_ai`	Master switch
`enable_ai_listing_description`	AI button in the listing form
`enable_ai_search`	AI tab on the home page

`ai_daily_limit`	Daily generation limit per user

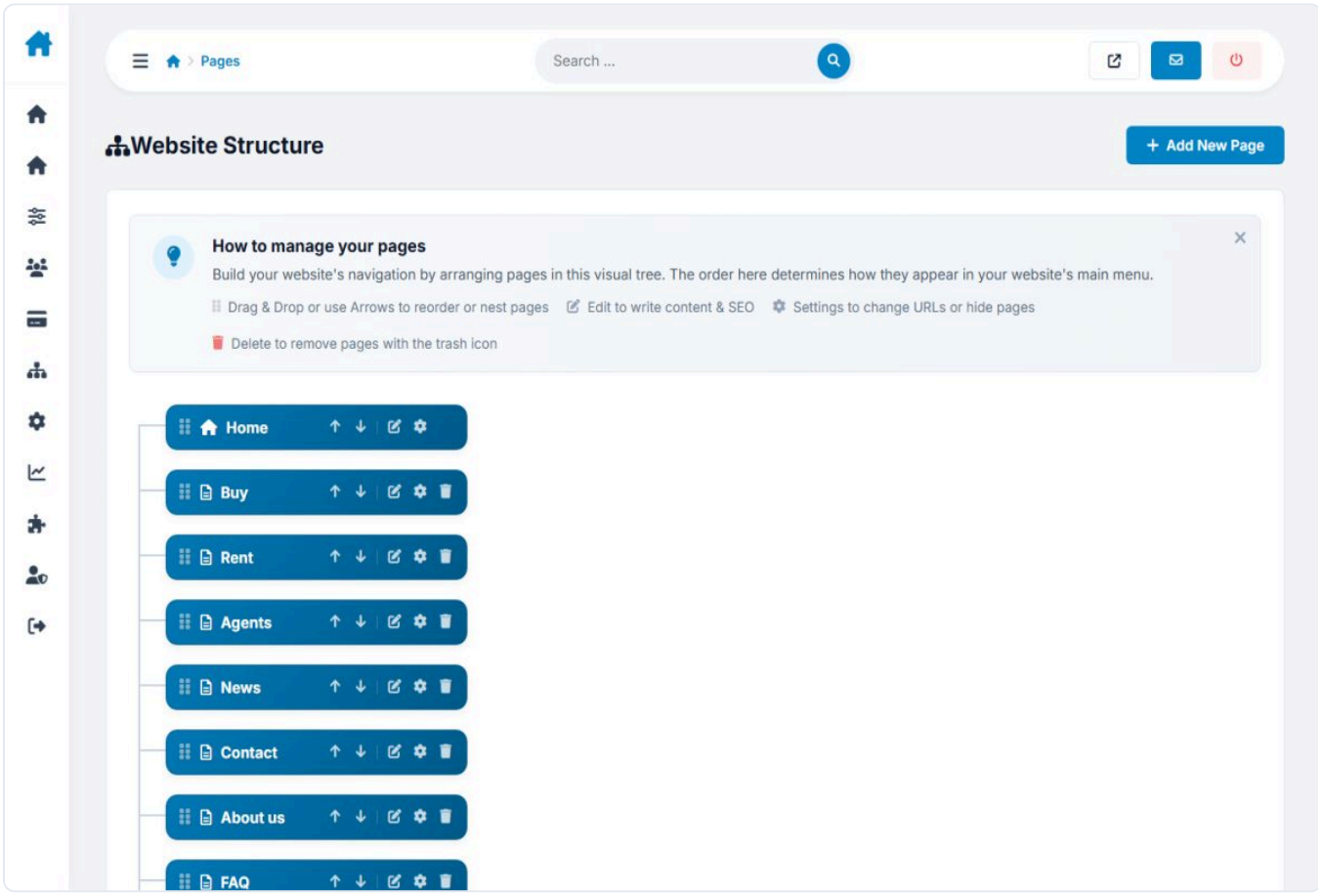
See AI search and AI listing assistant for the visitor view.

Groq has a free tier that is enough for most small portals.

ADMIN PANEL

Manage Website Pages, News and FAQ

The Website menu controls the content visitors read.

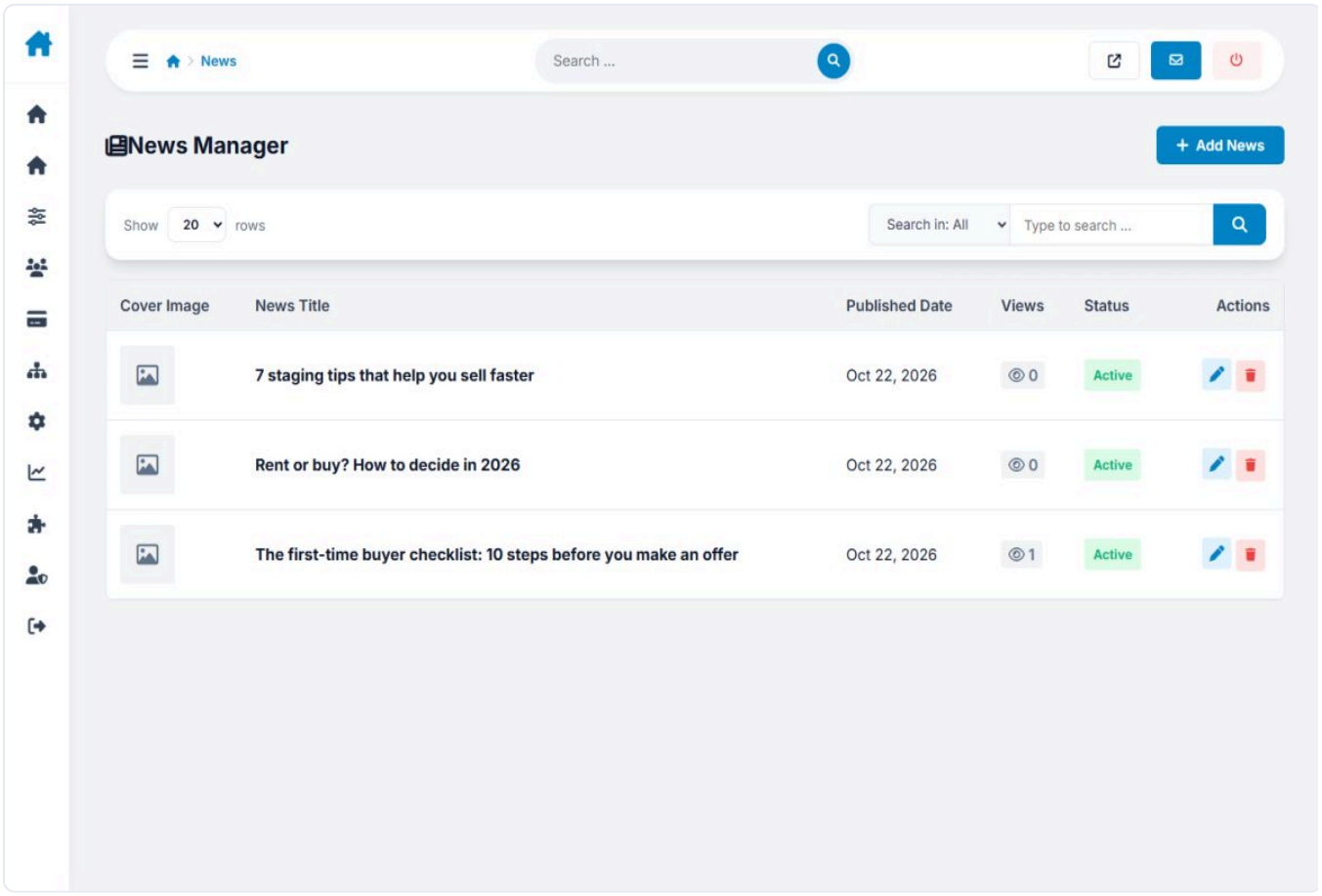


Website › Pages.

Pages

Create and edit pages with the rich editor. Each page has a title, menu name, SEO title and description, language and options for showing it in the main or bottom menu. Reorder with the position field.

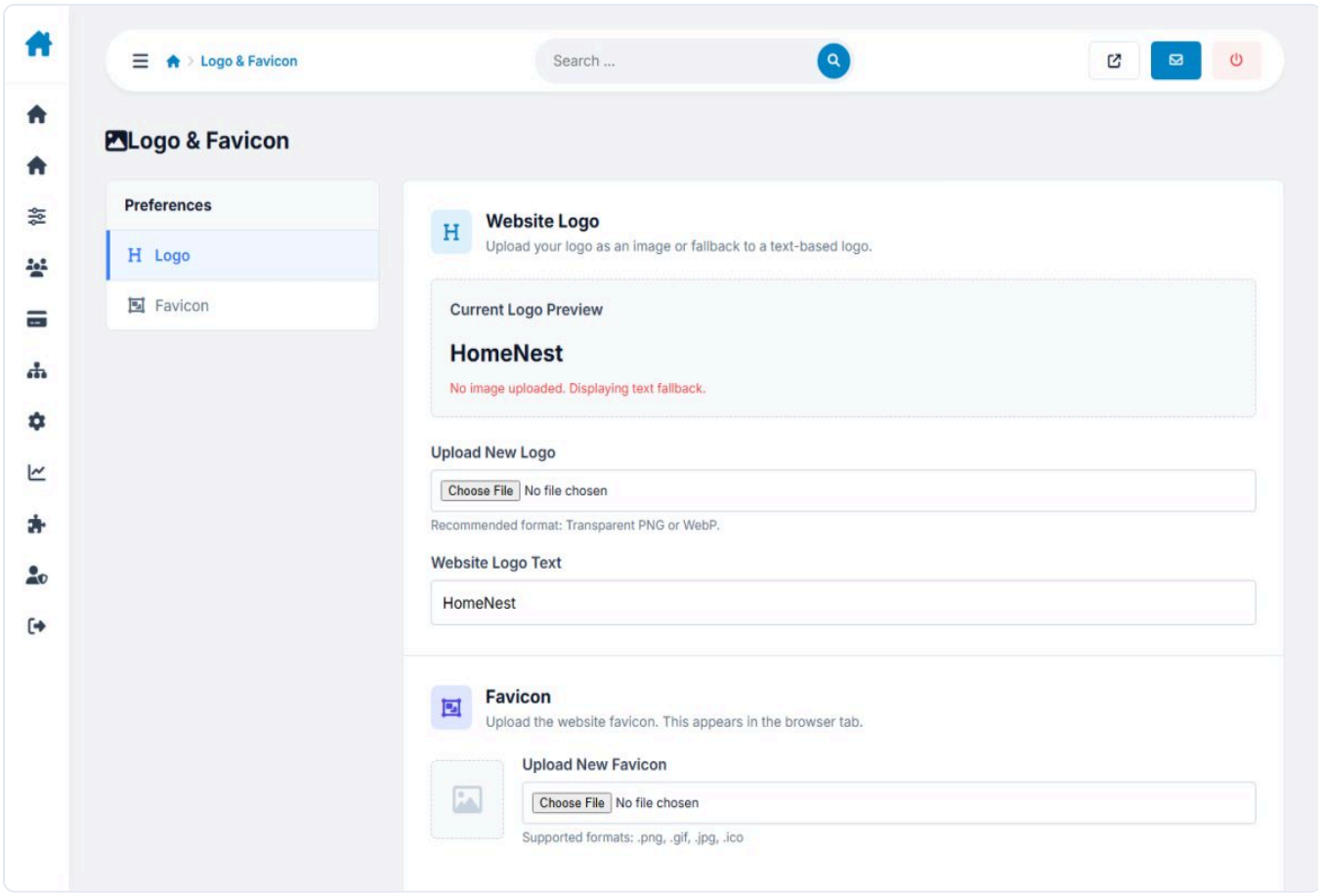
News



News articles.

Add articles with an image, summary and text, and publish or hide them.

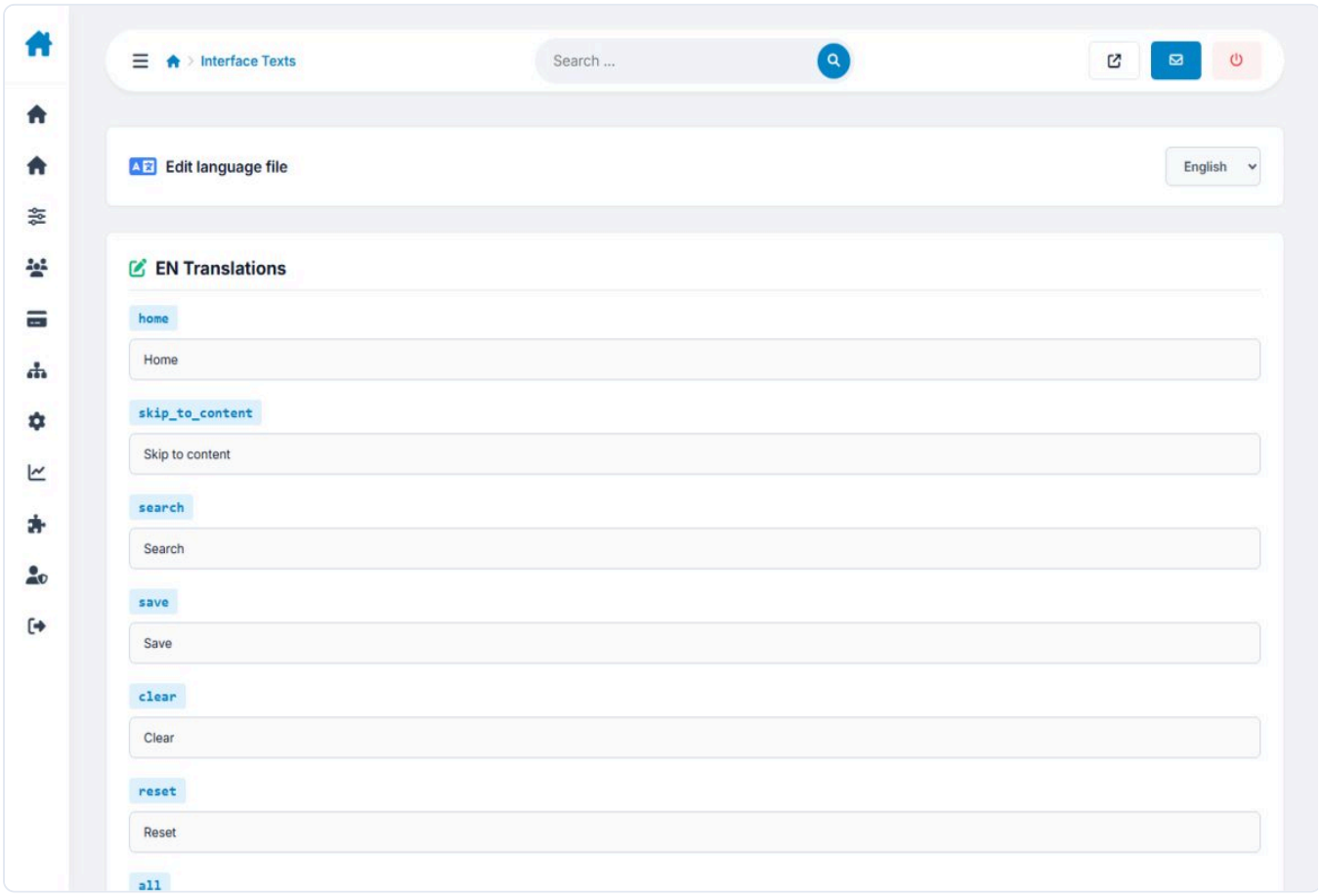
Logo and favicon



Logo and favicon.

Upload your logo and a favicon; they apply to every template.

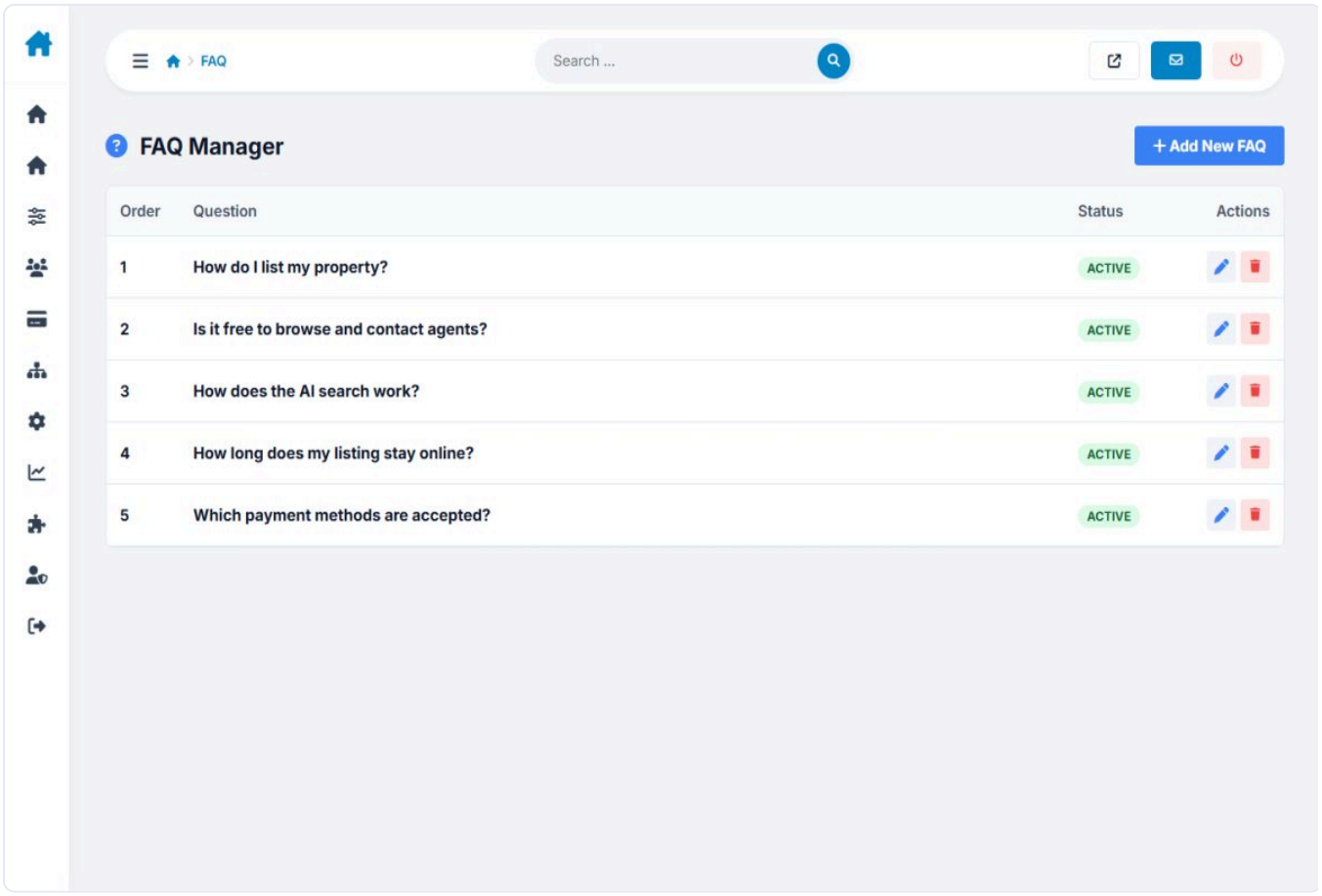
Interface texts



Interface texts.

Search and change any label of the site per language, without editing files.

FAQ and custom tags



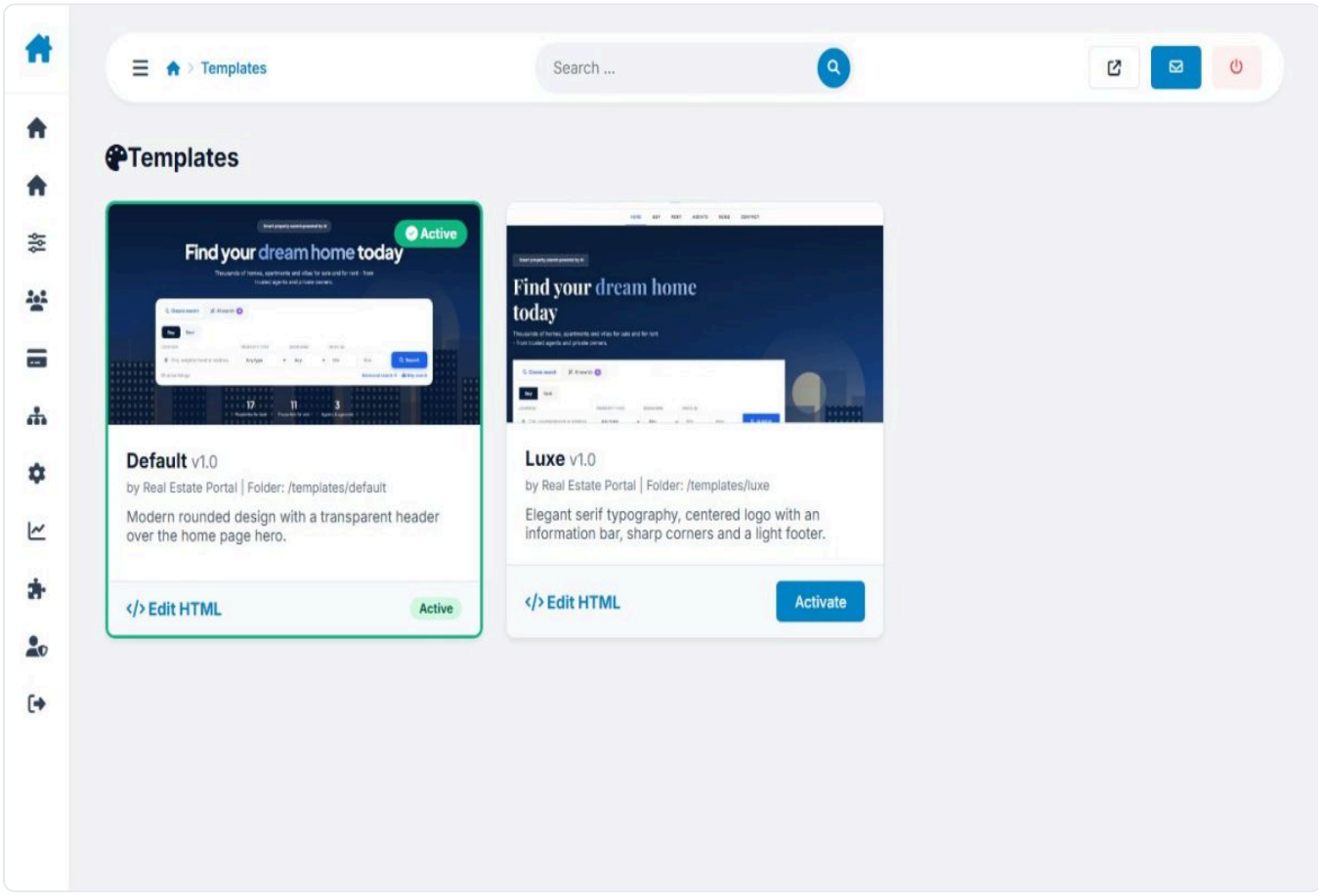
FAQ.

FAQ entries appear on the FAQ page. *Custom Tags* let you create your own `{{ placeholder }}` blocks usable inside pages.

ADMIN PANEL

Change the Real Estate Website Template

Change the look of the whole website without touching the content.



Website › Templates.

Switching the design

Two front-end templates are included: **Default** (bright and modern) and **Luxe** (dark, elegant). Open *Website › Templates*, look at the previews and press **Activate**. The site changes instantly with no data loss.

Colors and branding

Primary and accent colors, hero image and brand name are set in *Configuration Options › Design* and apply to the active template.

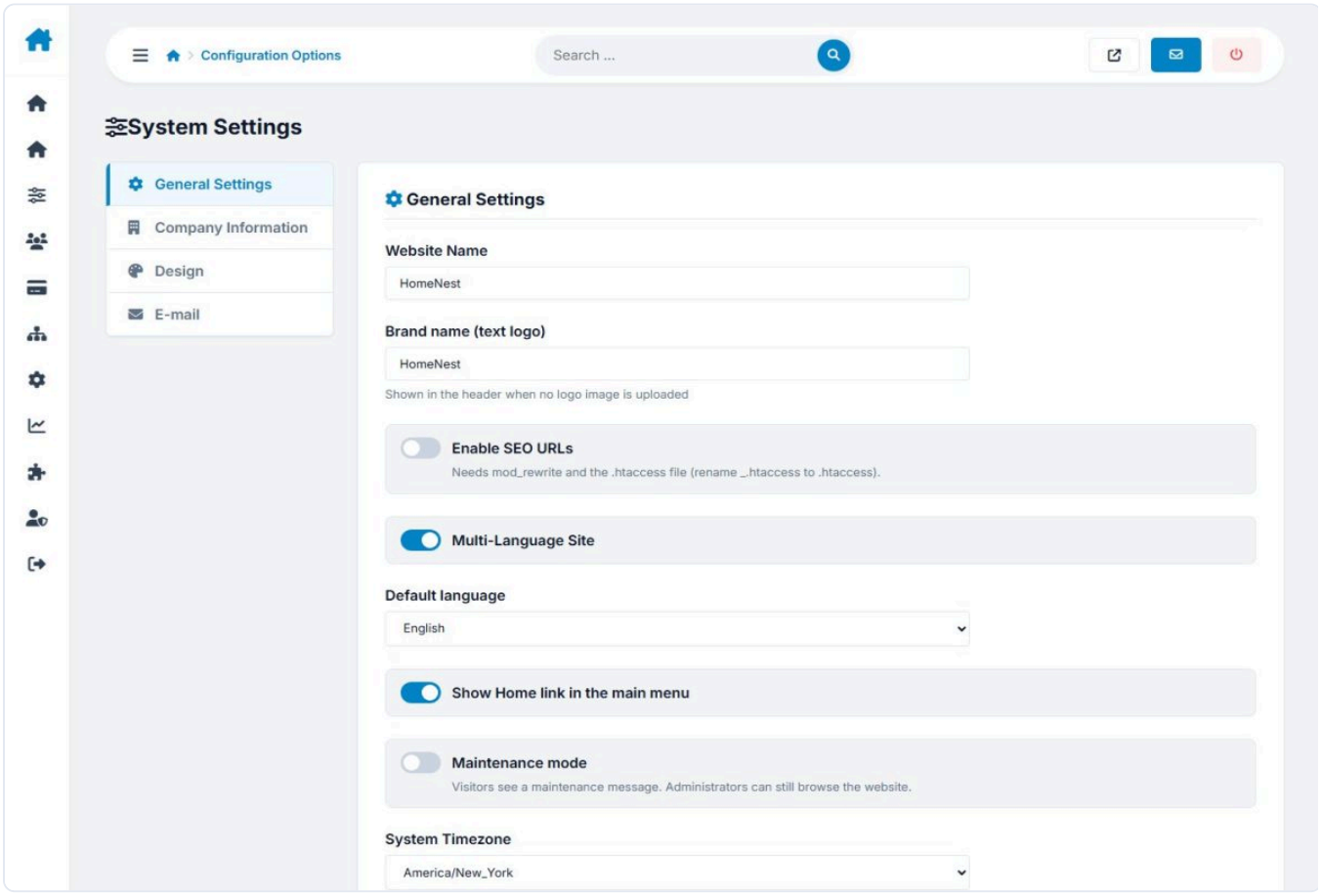
Template structure

Each template is a folder in `templates/` with `theme.json` (name, author), `preview.jpg`, `template.html` (layout), a stylesheet and assets. To create your own, duplicate a folder, rename it and edit; it appears in the list automatically. See Customization.

ADMIN PANEL

General Settings, E-mail, SEO and Backups

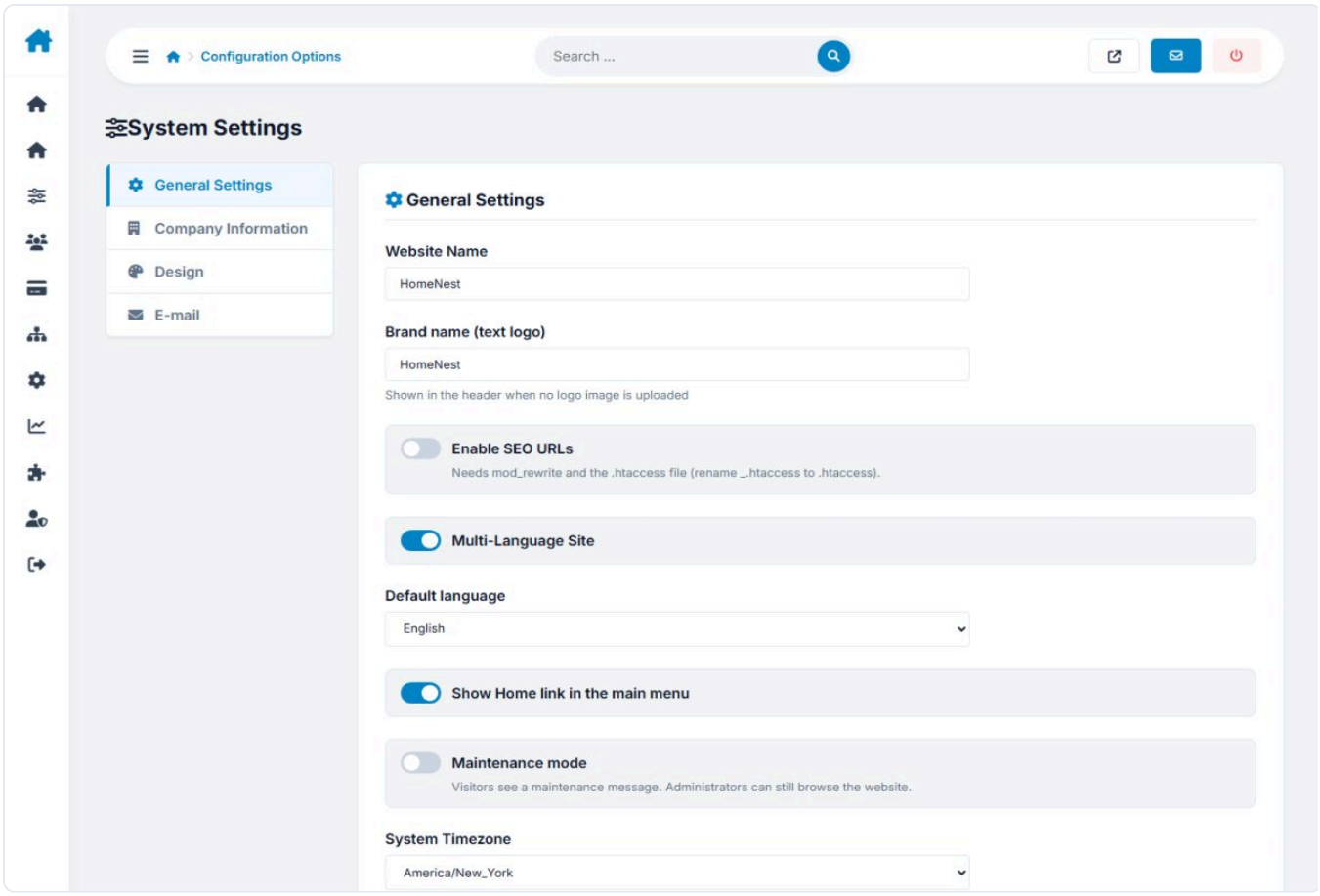
The Settings menu holds everything that applies to the whole website.



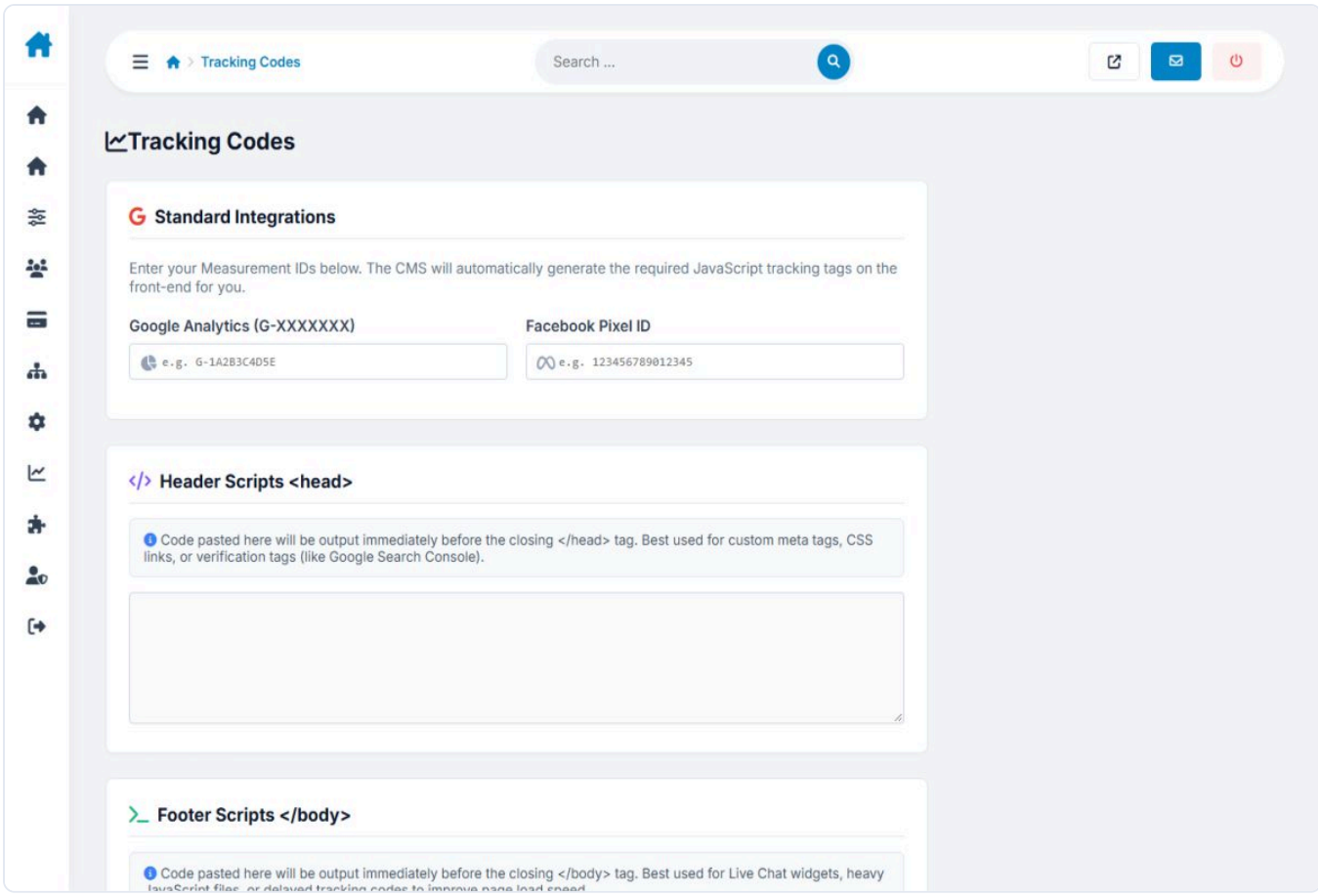
Settings › Configuration Options.

Configuration options

Grouped tabs: General (site name, company data, time zone), E-mail (sender and SMTP with a test button), Design (colors, hero), SEO (meta defaults, SEO URLs) and more.



E-mail settings.

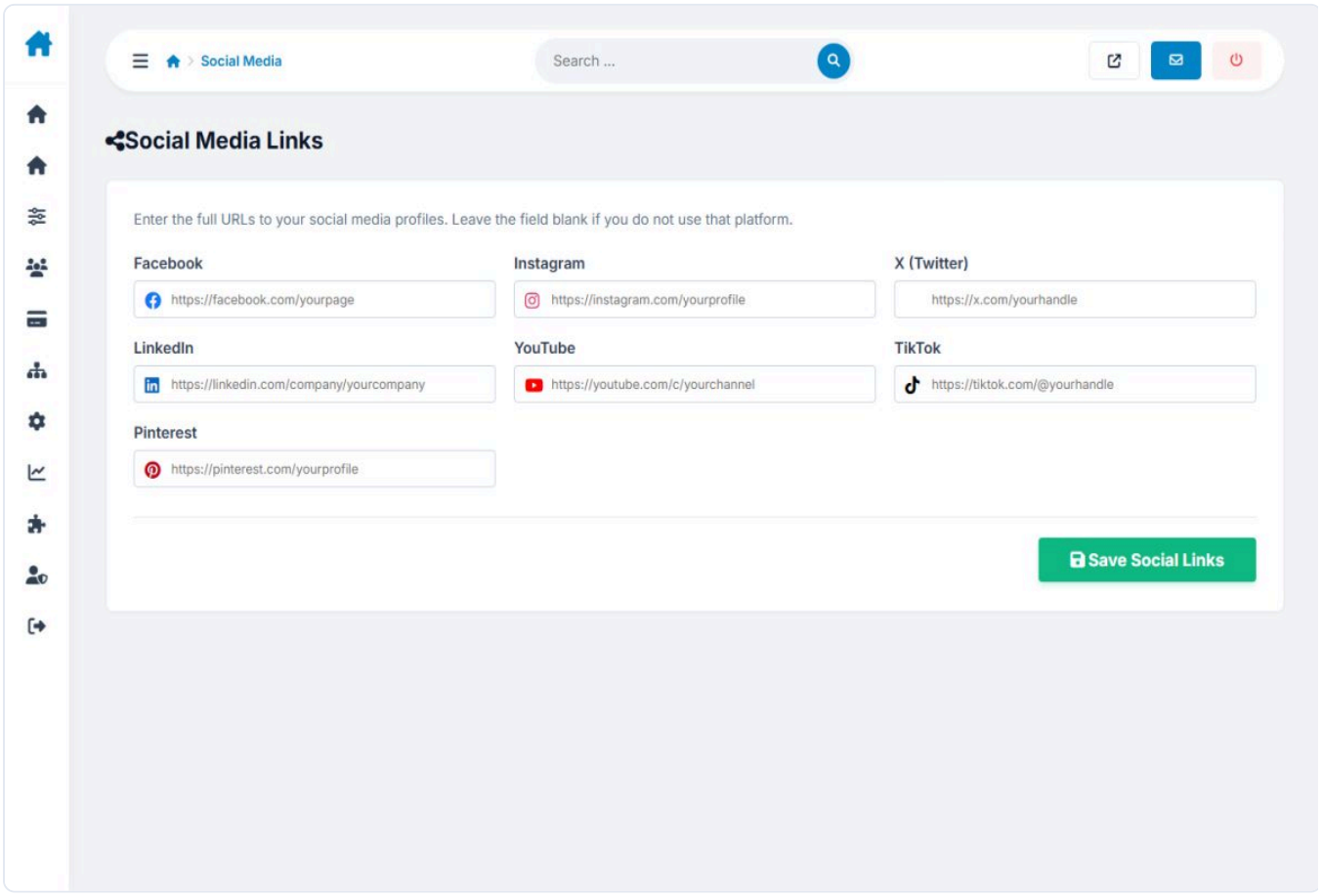


SEO settings.

Tracking codes

Add Analytics, Tag Manager or Pixel scripts to all pages.

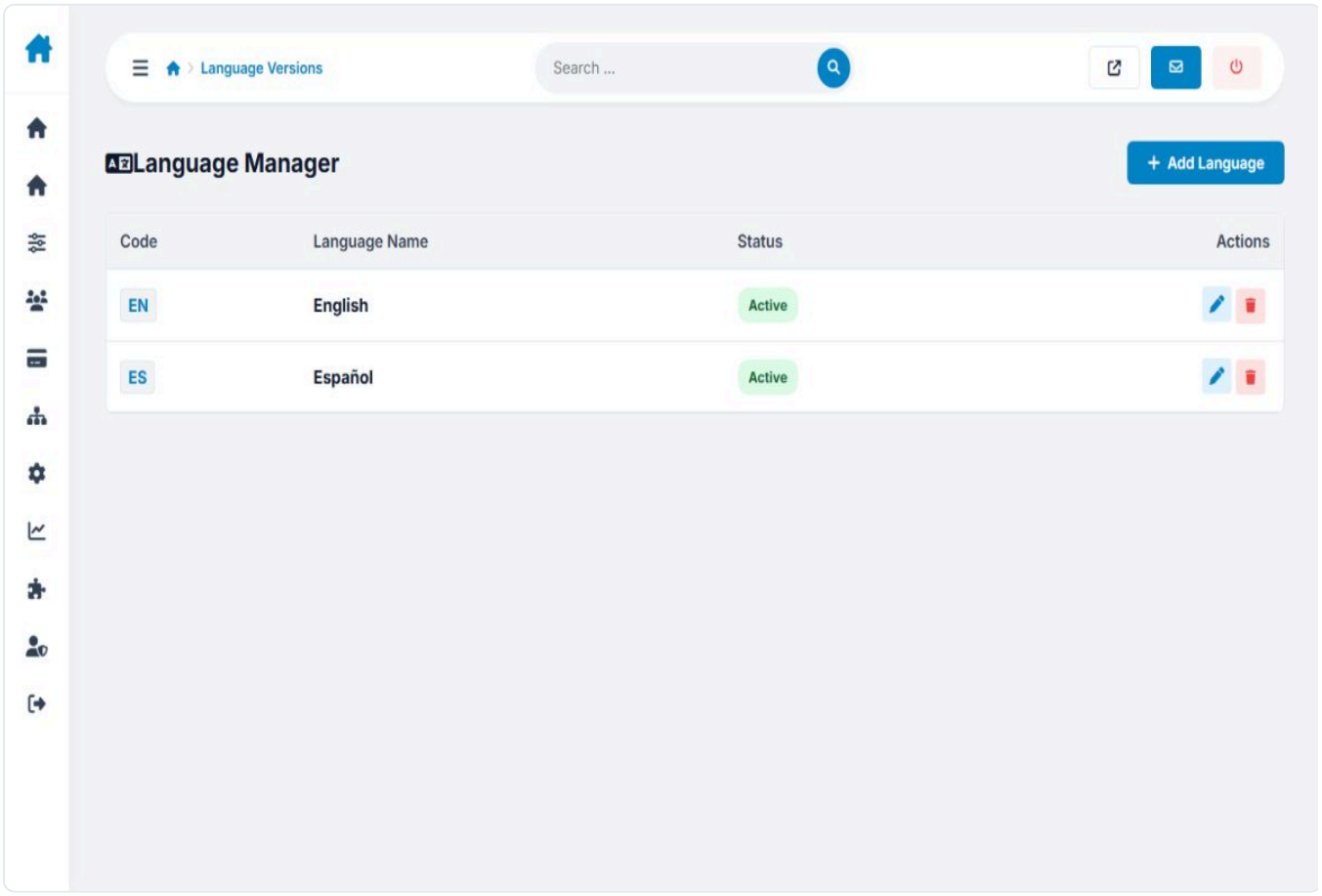
Social media



Social links.

Enter your profile URLs; icons appear in the footer.

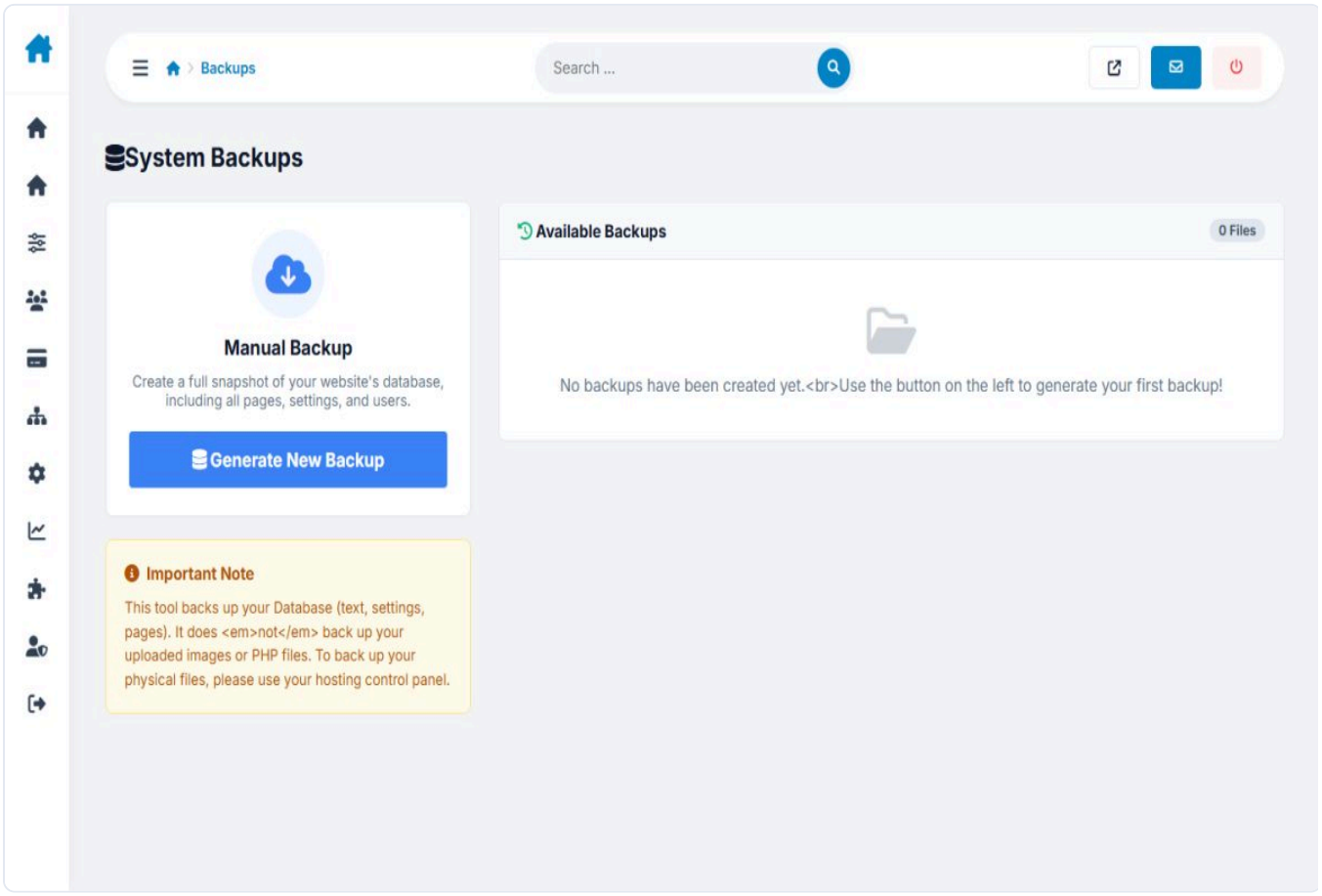
Language versions



Language versions.

Activate languages and choose the default. See Languages and SEO.

Backups



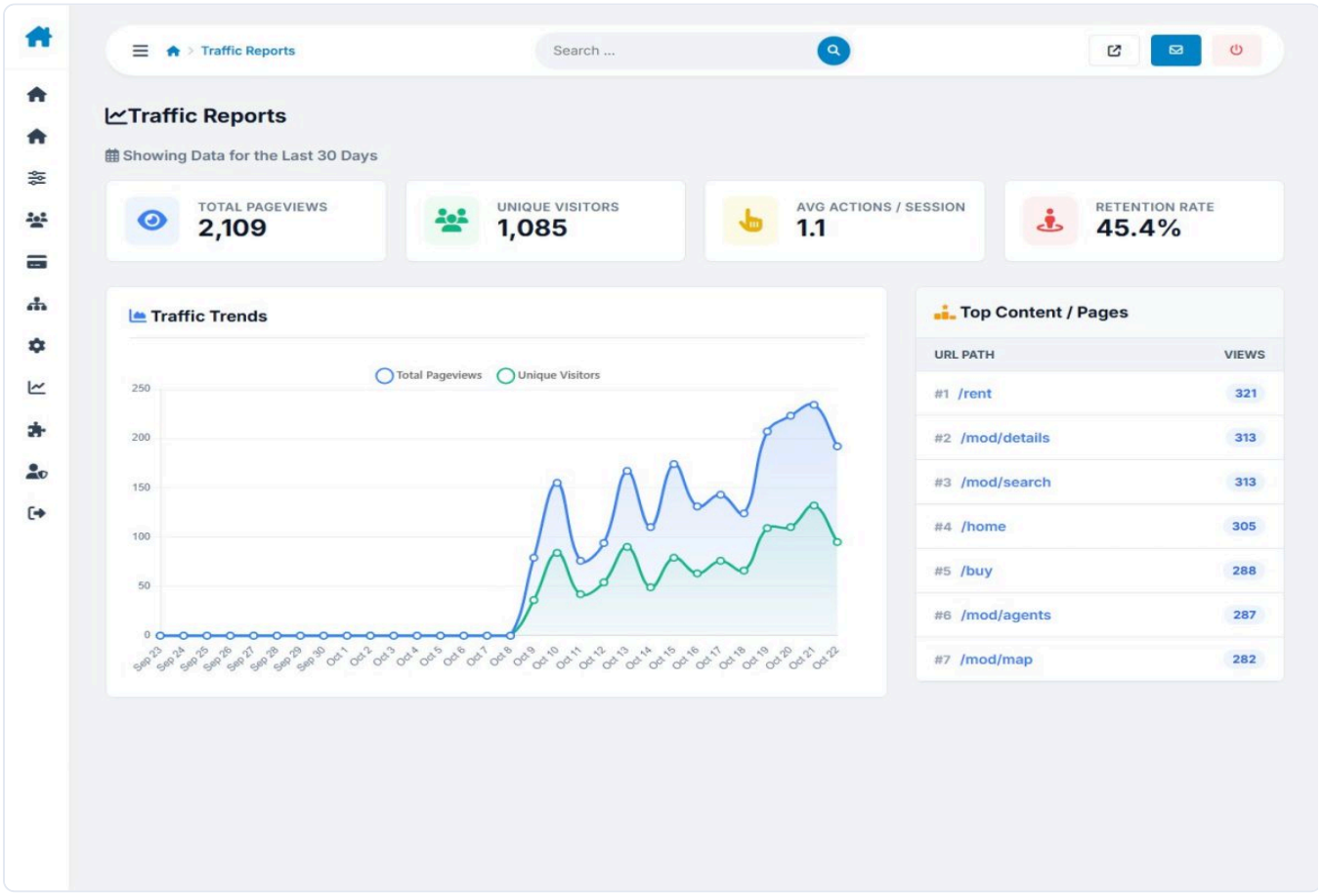
Backups.

Create a database backup with one click, download it or delete old ones. Files are kept in the `backups/` folder.

ADMIN PANEL

Website Traffic Statistics for the Portal

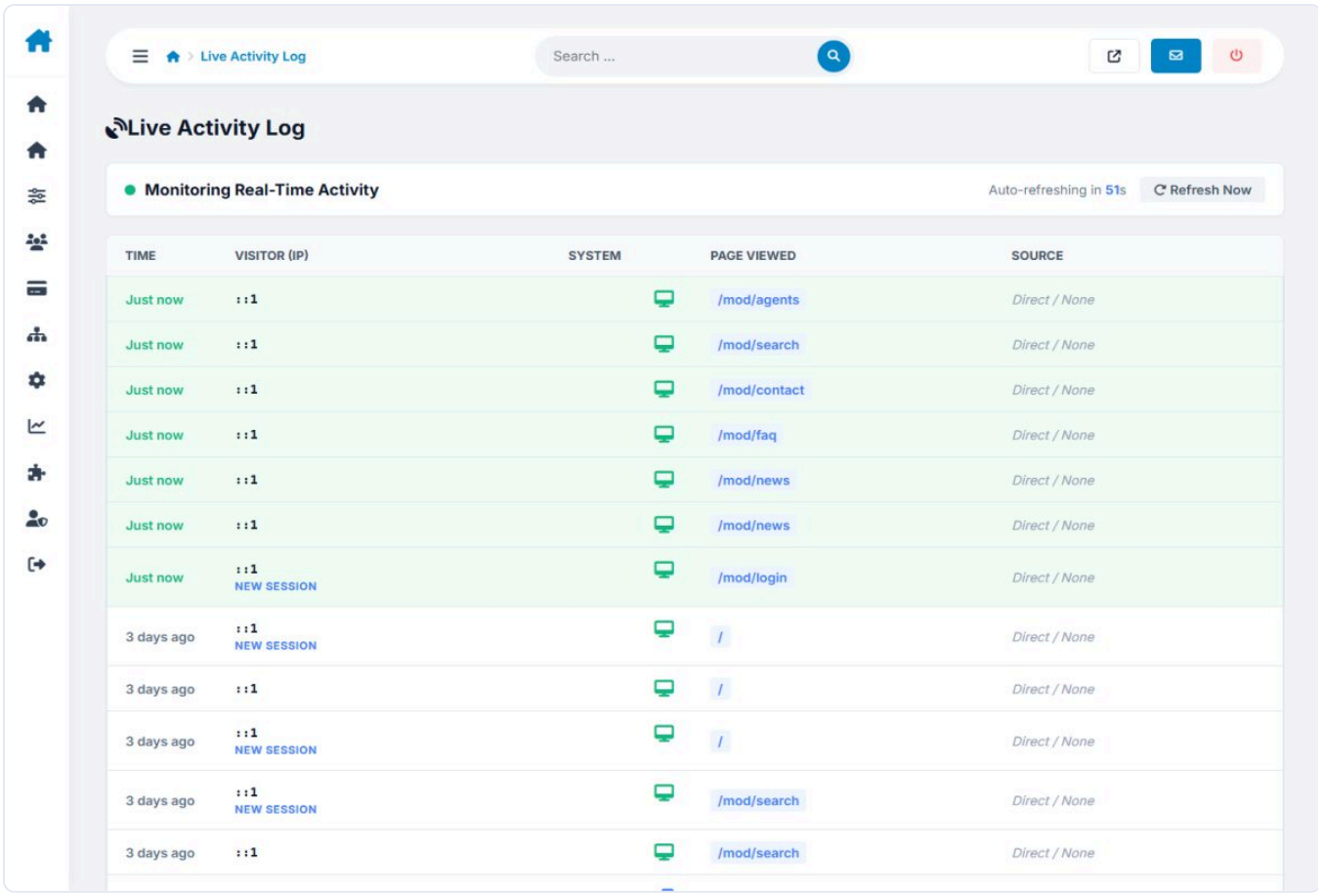
Built-in statistics show how visitors find and use your website.



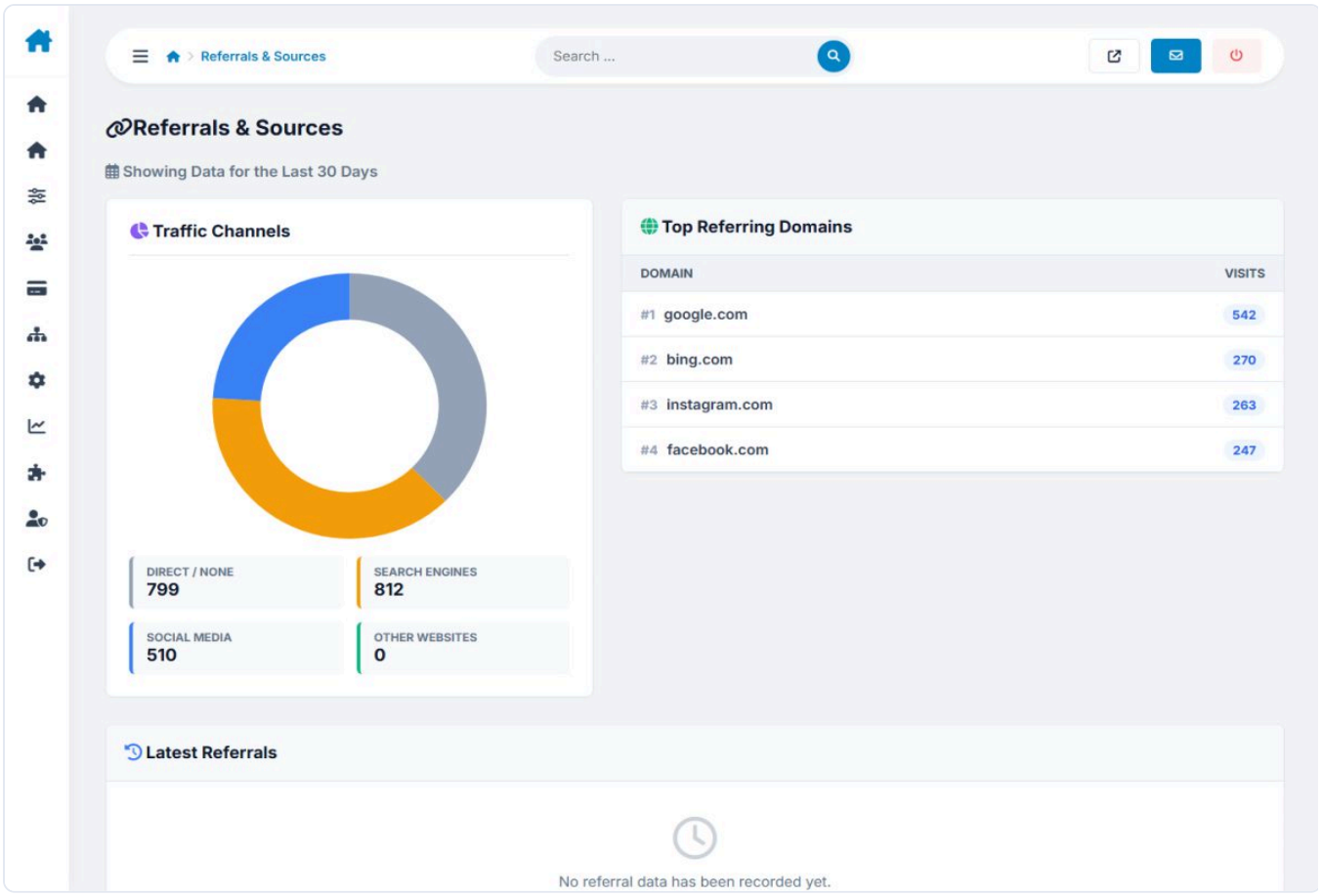
Statistics › Traffic Reports.

Reports

Page	Shows
Traffic Reports	Visits and page views by day, month and top pages
Referrals & Sources	Where visitors come from: search engines, social, direct and other sites
Audience & Tech	Countries, browsers, devices and operating systems
Live Activity Log	Recent visits as they happen



Live activity log.



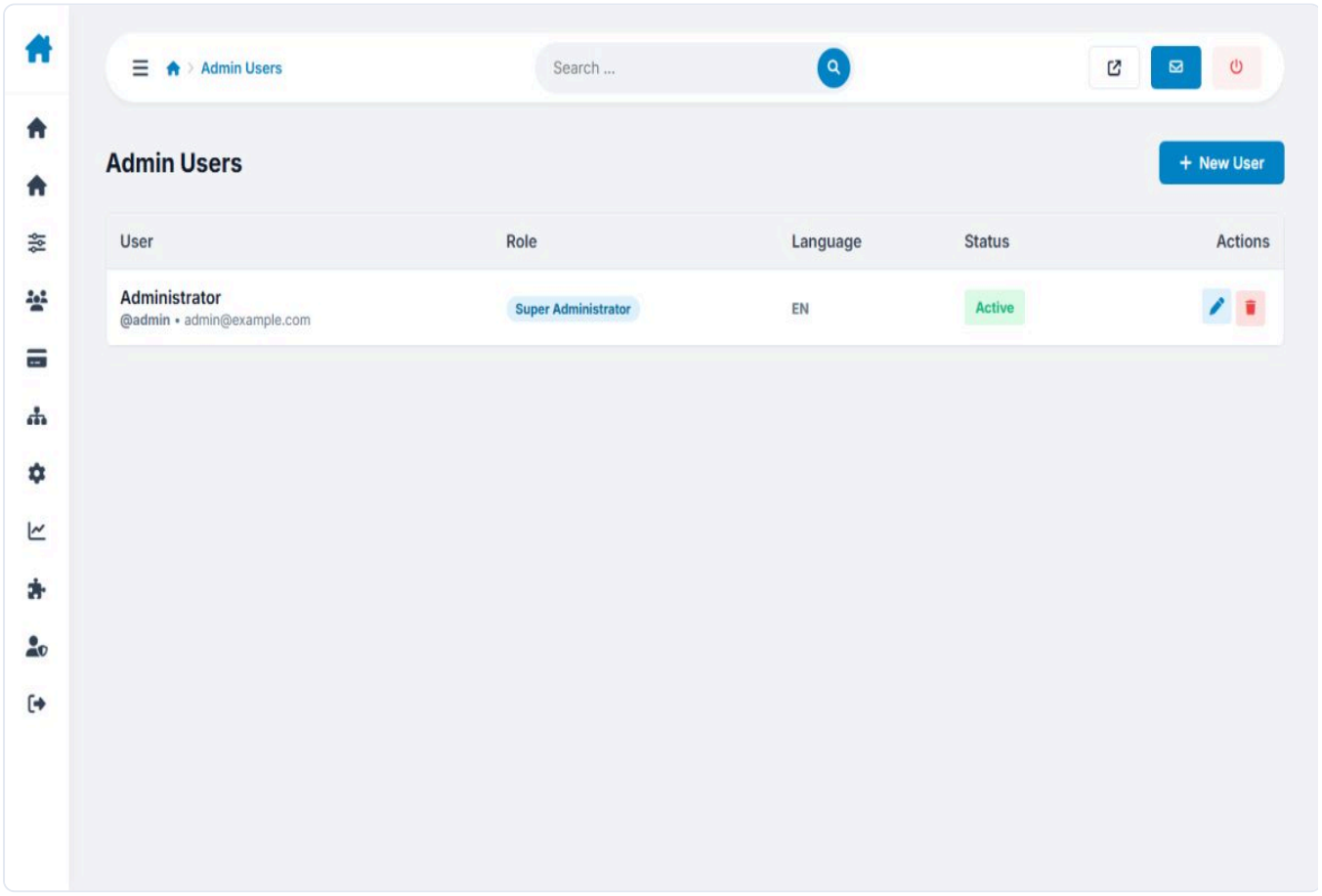
Referrals and sources.

Statistics are collected by the script itself without cookies or third-party services. Crawlers are excluded.

ADMIN PANEL

Admin Users, Groups and Permissions

Give your team access to exactly the sections they need.

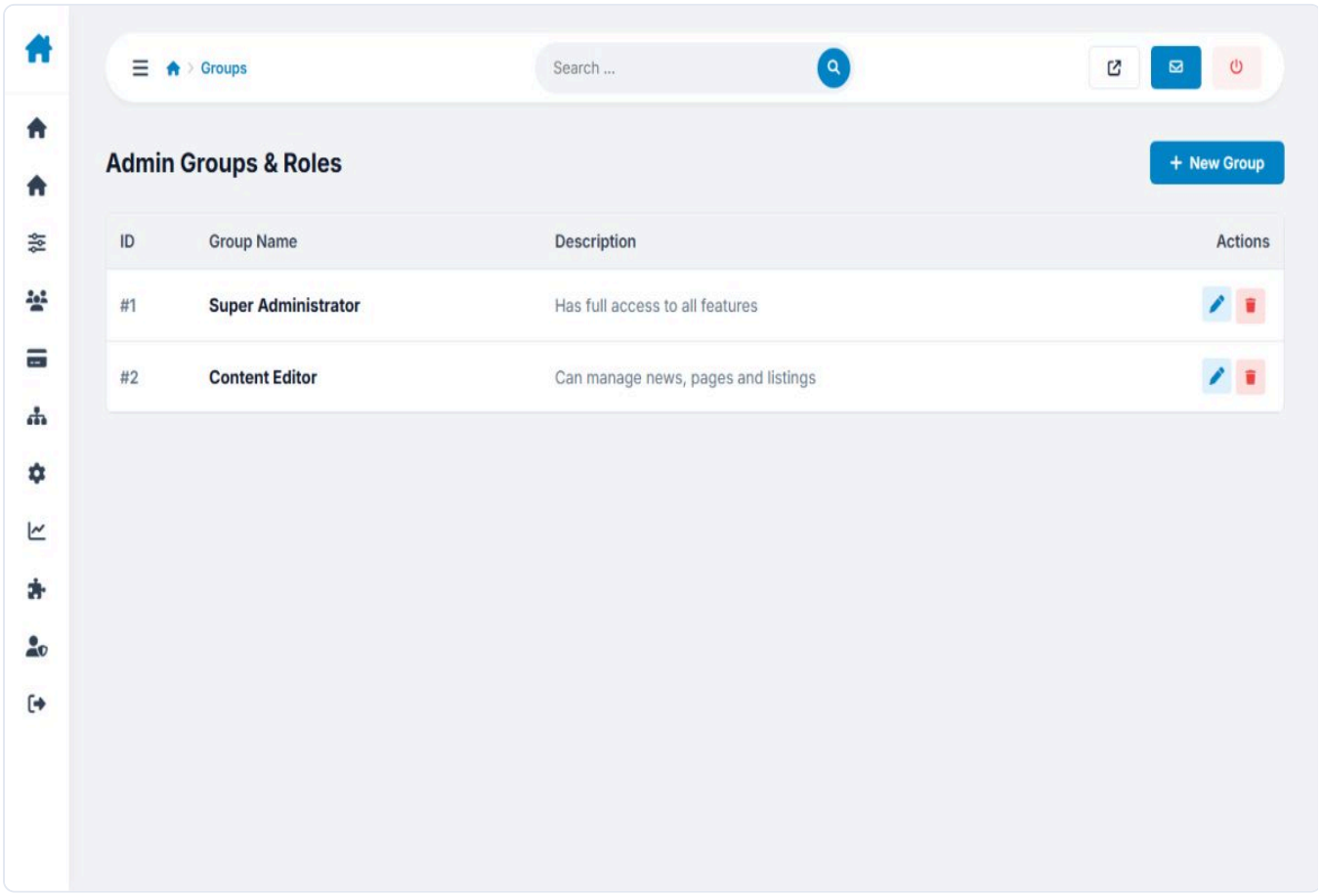


Admin users.

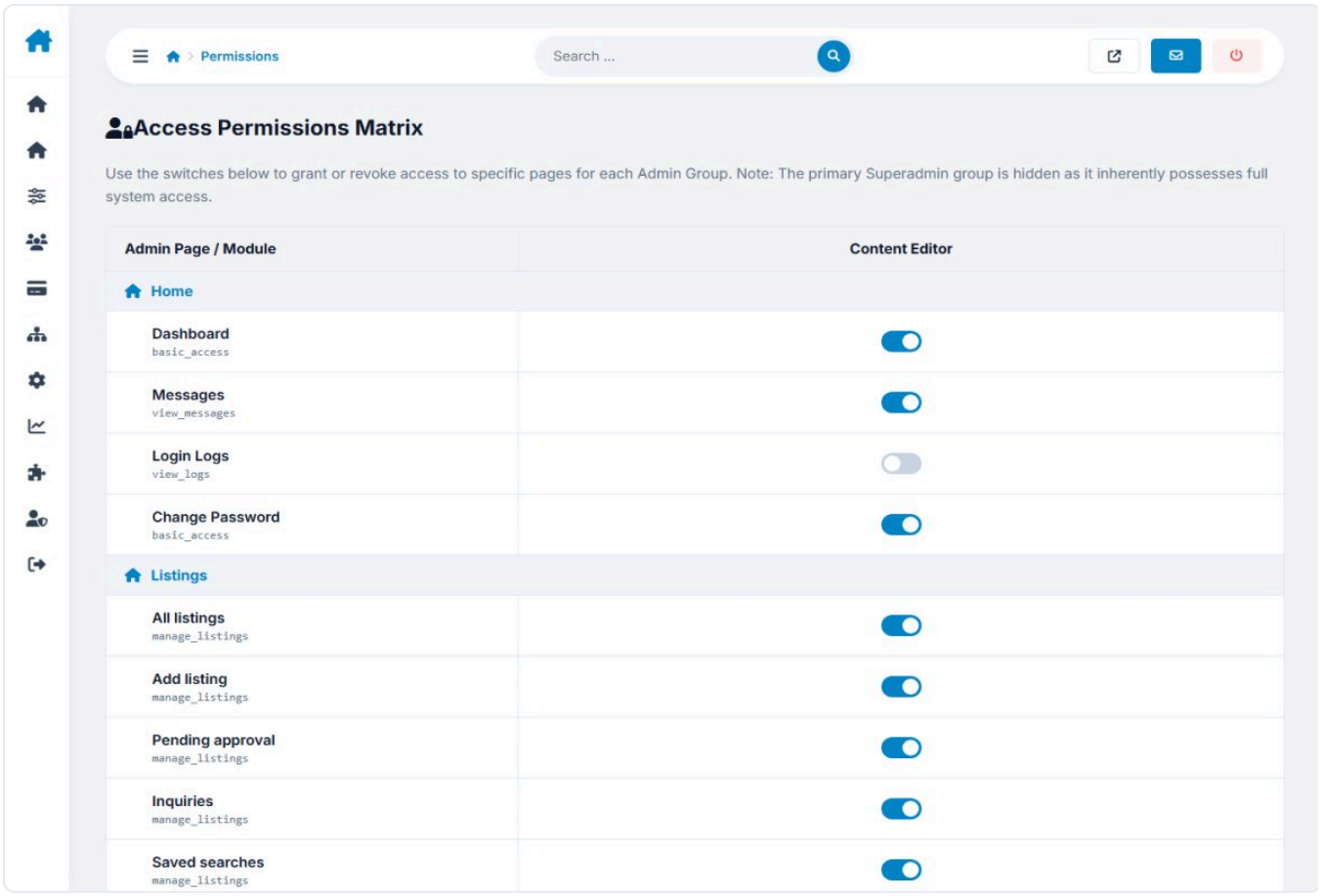
Administrators

Add staff accounts with username, e-mail and password and assign each to a group.

Groups and permissions



Groups.



Permissions.

Create groups such as Moderators or Accountants and tick which admin pages each group can open. Menu items a staff member cannot access are hidden.

Security tips

- Use strong, unique passwords and review *Login Logs*.
- Give staff only the permissions they need.
- Keep the admin folder behind HTTPS.

REFERENCE

Scheduled Tasks and Cron Job Setup

Some tasks run in the background so you never have to think about them.

The cron job

Scheduled tasks run through `cron/cron.php`. Run it once an hour (or at least daily):

```
0 * * * * php /path/to/RealEstatePortal/cron/cron.php
```

If your host only supports URLs, call the cron script through a web cron service.

What it does

- Expires listings whose duration has ended and e-mails reminders.
- Ends expired featured upgrades.
- Sends saved search alerts.
- Cleans old temporary data.

Backups

Create backups from *Settings › Backups*. Also back up the `uploaded_images` folder and `config.php` regularly.

Updating

Back up files and database, upload the new files over the old ones (keep `config.php` and uploads) and check the admin panel.

REFERENCE

Real Estate Portal Troubleshooting Guide

Solutions to the most common problems, with the first thing to check.

Common problems

Problem	Solution
Blank page or error	Set `$DEBUG_MODE = true;` in `config.php` to see the message, fix it, then set it back to false.
Images do not upload	Make `uploaded_images/` and `thumbnails/` writable and enable the PHP GD extension.
SEO URLs give 404	Enable `mod_rewrite` and `AllowOverride All`, and make sure `.htaccess` was uploaded.
E-mails not arriving	Configure SMTP in Configuration Options, use the test button, check spam folders.
AI does not respond	Check the API key and use *Test the connection*. The built-in parser keeps search working meanwhile.
Stripe payment not marked paid	Check the webhook URL and signing secret, and look at the webhook log in Stripe.
Maps do not load	The visitor's browser needs access to openstreetmap.org tile servers.
No alerts or expiry	Set up the cron job.
Cannot log in to admin	Use the password from installation; reset it in the `admin` table of the database if lost.

REFERENCE

Customize the Real Estate Portal Script

The code is plain PHP, so changes are easy.

Project structure

Folder	Content
`ADMIN/`	Admin panel pages
`USERS/`	Agent and user panel
`templates/`	Front-end templates (default, luxe)
`extensions/`	Front-end modules (search, details, map...)
`languages/`	Translation files
`include/`	Core classes and helpers
`payments/`	Return pages and webhooks
`cron/`	Scheduled tasks

Changing the design

Styles live in CSS files, not inline, so you can override them. Edit the template stylesheet or add your own file. Choose and duplicate templates as described in Templates.

Adding a language

Copy `languages/en.php` and translate it. See Languages and SEO.

Upgrade-safe changes

Keep custom work in your own template folder and language files so updates do not overwrite it.

Real Estate Portal User Manual · NetArt Media
https://www.netartmedia.net/manuals/realestate/