

SeniorRoom Finder Listing Results + Room Details Page Developer UI Spec

Goal: make the site useful for seniors and families while clearly positioning it as a listing platform only - not a verifier, inspector, care provider, broker, or lease manager.

Deliverable summary

This PDF defines the ideal listing results page, the room details page after a user clicks a room, the right-side widgets, the nearby medical facilities widget, disclaimer language, and developer implementation requirements.

Use host-provided listing language throughout the product.

Do not say verified, background checked, inspected, trusted, approved, safe, screened, or medically suitable.

Show distances to hospitals and medical facilities as approximate data, not a guarantee.

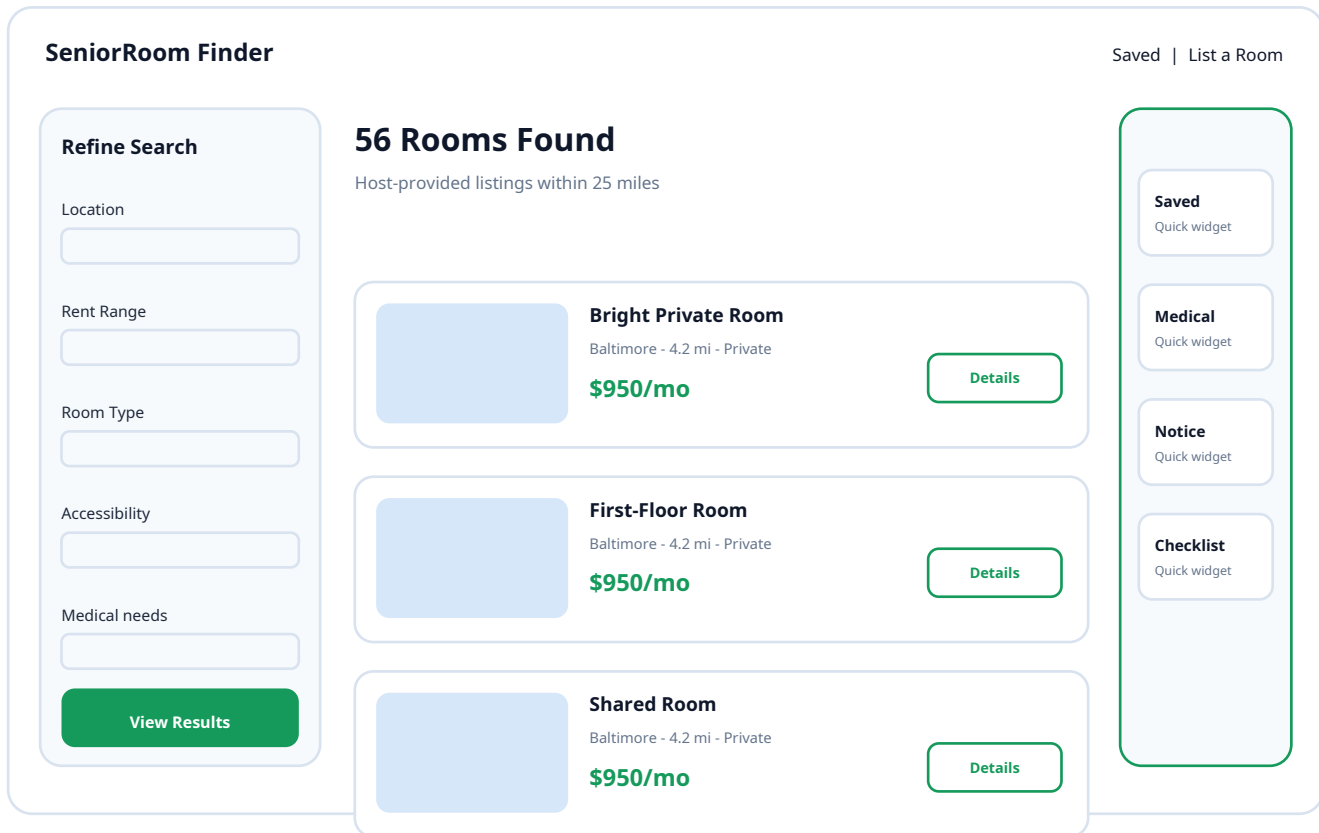
Encourage families to confirm details before paying, signing, or moving in.

Primary Product Rule

SeniorRoom Finder connects people looking for senior housing options with hosts who post room listings. SeniorRoom Finder does not verify listings, hosts, availability, home condition, safety, medical suitability, lease terms, or payments.

1. Listing Results Page - Recommended Layout

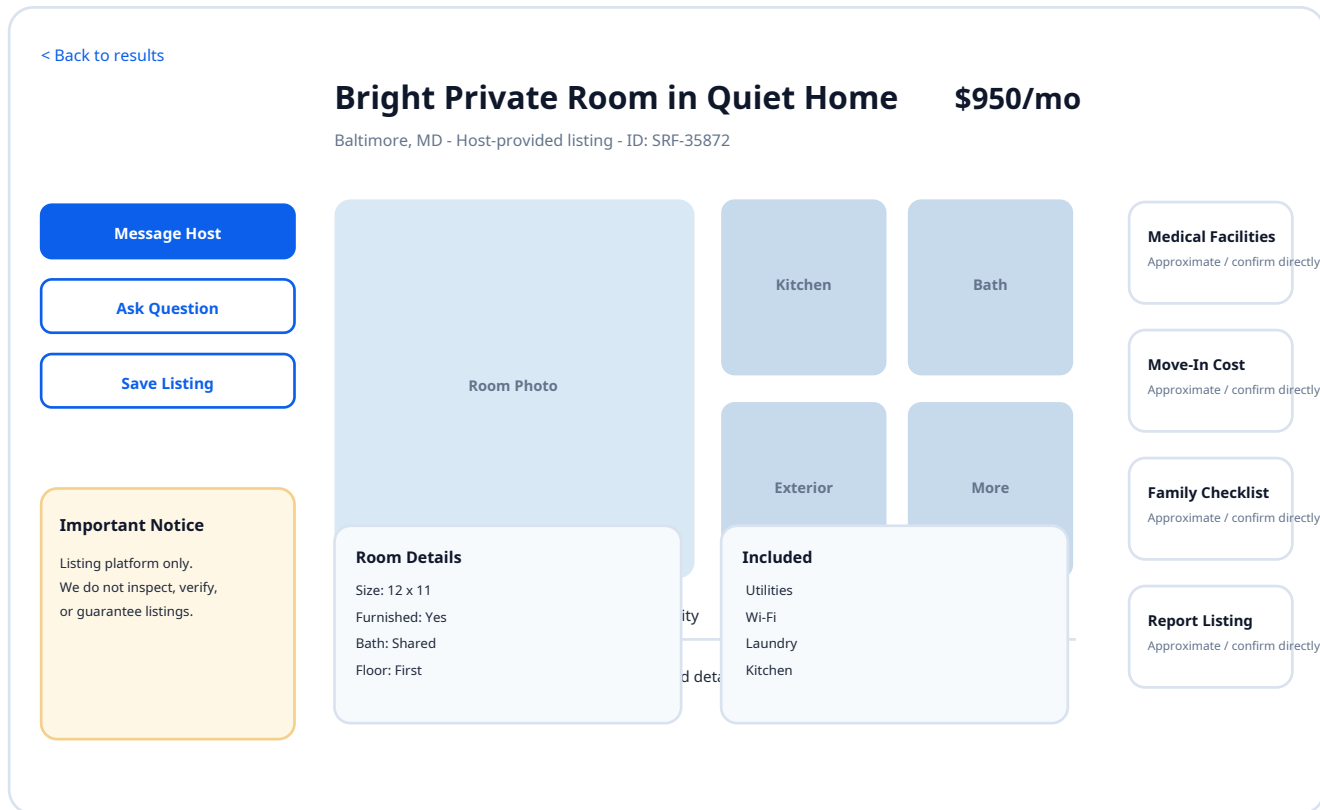
The listing results page should help users scan options quickly while placing the most useful support widgets on the right. Keep the center focused on rooms, the left focused on filters, and the right focused on guidance.



Ideal side widgets on results page: Saved listings, nearby medical distance preview, listing platform notice, family checklist, and support/report tools.

2. Room Details Page - After Clicking a Room

The details page should feel like a real estate listing page but with senior-specific decision support. The biggest improvement is a dedicated Nearby Medical Facilities card with approximate distances.



Keep the disclaimer visible on the page, not hidden only in the footer. A left-side "Important Notice" card plus a footer note is recommended.

3. Approved Visual Direction - Details Page Screenshot

Use this visual as the direction for spacing, card hierarchy, image gallery, right sidebar, and medical facility placement. Any language implying verification should be removed in implementation.

SeniorRoom Finder Find Rooms How It Works Resources About Us Saved (3) My Account

[Back to results](#) Home > Search Results > Listing Details > Room Details


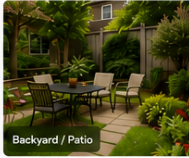



Bright Private Room in Quiet Home

\$950 /mo All Utilities Included

Seattle, WA 98125 • 8 miles away • Listed May 10, 2025 • ID: SRF-35872

Private Room • 1 Bath (Shared) • House

[Message Host](#) [Ask a Question](#)



[About the Room](#) [About the Home](#) [House Rules](#) [Location](#) [Nearby Places](#) [Reviews \(0\)](#)

Bright and comfortable private room in a peaceful home. The room comes fully furnished with a comfortable bed, dresser, nightstand, and a large closet. The home has a warm, welcoming atmosphere and is well-maintained.

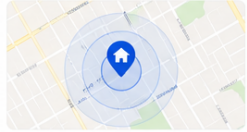
[Furnished Room](#) [Large Closet](#) [Window with Natural Light](#) [Lock on Door](#)

Room Details	Included in Rent	
Room Size	12 ft x 11 ft (132 sq ft)	✓ All Utilities (Electric, Heat, Water, Trash)
Furnishing	Bed, Dresser, Nightstand	✓ High-Speed Wi-Fi
Closet	Large, Walk-in	✓ Laundry Access
Window	Yes	✓ Kitchen Access
Lock	Yes	✓ Street Parking

Interested in this room?
Send a message to the host to learn more or schedule a visit. [Message Host](#)

SeniorRoom Finder provides a platform to connect hosts and potential renters. We do not verify listings, hosts, or the accuracy of any information. Please use your best judgment.

Location Overview



This home is located in a quiet, residential neighborhood. [View more about the neighborhood](#)

Distances to Medical Facilities

Swedish Medical Center First Hill	4.2 miles 10 min drive
Virginia Mason Medical Center	5.6 miles 12 min drive
QFC Pharmacy	2.1 miles 6 min drive

[View more nearby places](#)

Neighborhood Highlights

- Bus stop – 2 min walk
- Grocery store – 5 min drive
- Pharmacy – 6 min drive
- Park – 10 min walk

[View more about the neighborhood](#)

Availability

Available
May 15, 2025

Minimum Stay	Ideal For
3 months	Female, 55+
Flexible	Yes

Contact Host

[Message Host](#)

[Send Email](#)

[Call Host](#)

Save & Share

[Save Listing](#)

[Share Listing](#)

Important to Know

SeniorRoom Finder is a listing website that connects people looking for senior housing options with those who have rooms available.

We are not involved in payments or agreements between hosts and renters.

[Learn more](#)

Need Help?

(888) 123-4567
Mon – Fri, 9am – 6pm EST

[Contact Support](#)

4. Required Right Sidebar Widgets

Widget	Purpose	Required Copy / Fields
Contact Host	Primary action	Message Host, Ask a Question, Save Listing. Do not call host verified or trusted.
Estimated Move-In Cost	Financial clarity	Monthly rent, utilities, deposit, estimated move-in total, pricing disclaimer.
Nearby Medical Facilities	Senior-specific value	Major hospitals, urgent care, pharmacy, dialysis, primary care. Include approximate miles and drive time.
Family Checklist	Improve lead quality	Visit home, confirm accessibility, ask house rules, review lease, confirm who lives there.
Listing Platform Notice	Legal/product clarity	SeniorRoom Finder is a listing platform only. We do not verify or guarantee listings.
Report Listing	Safety and moderation	Report inaccurate, suspicious, duplicate, or unavailable listings.

5. Nearby Medical Facilities Widget Spec

This is the most important senior-specific details page widget. It gives families context without implying the listing is medically appropriate.

Type	Facility	Distance	Drive Time
Hospital	Johns Hopkins Hospital	4.5 miles	12 min
Hospital	University of Maryland Medical Center	3.8 miles	10 min
Urgent Care	MedStar Urgent Care	1.9 miles	6 min
Pharmacy	CVS Pharmacy	0.7 miles	3 min
Dialysis	Fresenius Kidney Care	2.6 miles	8 min
Primary Care	Local Primary Care Office	1.5 miles	5 min

Required disclaimer under this widget:

Distances are approximate and should be confirmed by the renter, family, or caregiver before making a housing decision. SeniorRoom Finder does not determine whether a listing is medically appropriate.

Developer notes:

Use geocoding only for approximate travel distances.

Allow facility type filters: hospital, urgent care, pharmacy, dialysis, primary care, VA clinic, rehab center.

Do not show a "medical score" or "safety score" unless independently supported and legally reviewed.

Add "View on Map" and "View more nearby places" actions.

6. Copy Rules: What to Remove and What to Use

Do Not Use	Use Instead
Verified Host	Host-provided listing
Background Checked	Host information provided by listing owner
Trusted Host	Contact host directly
Safety Approved	Review safety tips before moving forward
Reviewed for Safety	Listing submitted by host
Senior Approved	Senior-focused listing details
Medical Ready	Nearby medical facilities shown for reference
We verify listings	We do not verify listings

Footer/details page disclaimer:

SeniorRoom Finder is a listing and discovery platform. Listings are submitted by hosts or property representatives. We do not inspect homes, verify hosts, perform background checks, guarantee availability, confirm medical suitability, or manage lease agreements. Renters and families are responsible for confirming all details before making payments, signing leases, or moving in.

7. Room Details Page Content Sections

Section	Fields / Content
Header	Title, monthly rent, city/state, listing ID, room type, bath type, home type, listed date, save/share.
Photo Gallery	Main room photo plus kitchen, bathroom, entrance/common area, exterior. Label: Photos provided by host.
About the Room	Host-provided description, room size, furnished items, closet, window, lock, floor level.
About the Home	Home environment, smoking/pets, common areas, laundry, kitchen access, parking.
Accessibility	First-floor room, stairs required, bathroom access, doorway concerns, parking, ramp/elevator notes. All self-reported.
Nearby Medical	Hospitals, urgent care, pharmacy, dialysis, VA clinic, primary care. Distances approximate.
House Rules	Smoking, pets, visitors, quiet hours, kitchen/laundry rules, overnight guests.
Interested CTA	Message Host and Ask a Question. Avoid payment collection until terms are confirmed off-platform or through approved future flow.

8. Suggested Data Fields for Developer

These fields keep the product structured and make filters/widgets easier to build.

Group	Fields
Listing basics	listing_id, title, monthly_rent, deposit, utilities_included, availability_date, minimum_stay, city, state, zip, approximate_address_display
Room details	room_type, bathroom_type, floor_level, furnished, closet_type, window, lock_on_door, square_feet, ideal_for_text
Home details	home_type, kitchen_access, laundry_access, parking, outdoor_space, smoke_policy, pet_policy, visitor_policy, quiet_hours
Accessibility self-reported	first_floor_room, stairs_required, wheelchair_accessible, ramp_available, bathroom_grab_bars, walk_in_shower, notes
Medical facilities	facility_name, facility_type, approximate_miles, approximate_drive_minutes, source, last_updated
Host contact	host_display_name, preferred_contact_method, response_time_text, email_or_message_id, phone_optional
Disclaimers	is_host_provided = true, verified_status = false, platform_disclaimer_shown = true

9. Responsive/Mobile Requirements

Mobile page order: header, price/contact CTA, gallery, key facts, notice, about room, accessibility, nearby medical, house rules, cost, checklist, report listing.

Make Message Host sticky at bottom on mobile.

Do not hide the listing platform notice on mobile.

The medical facilities widget should collapse into a vertical list with distance and drive time.

All widgets must be readable by older users: 16px minimum body text on web, high contrast, large tap targets.

Developer Acceptance Criteria

The final build should not contain the words verified, background checked, trusted, inspected, approved, or guaranteed unless it is in a disclaimer saying SeniorRoom Finder does not do those things.

10. Final Implementation Checklist

Build listing results page with left filters, center listing cards, right support widgets.

Build room details page with gallery, tabs, contact CTA, cost card, nearby medical widget, checklist, and platform notice.

Add exact disclaimer copy on details page and footer.

Add host-provided labels to descriptions, photos, amenities, pricing, and accessibility.

Show approximate medical distances and allow users to view map/nearby places.

Add Report Listing flow for inaccurate or suspicious listings.

Remove all verification language from UI, metadata, badges, and icons.