MCP SERVER | NO CODE | CLOUD HOSTED

Apartment Viewing Scorecard MCP.

Stop guessing which rental actually fits your lifestyle.

Apartment Viewing Scorecard MCP helps you make sense of rental data. It lets your AI client rank properties based on your specific priorities like rent, commute time, and room size. Instead of scrolling through endless tabs, you can run head-to-head comparisons and get realistic estimates for monthly utility costs to see the true price of a move.

A+ Quality Score 100/100

apartments | ranking | rent | commute | utilities

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vinkius.com/en/ai-agent-connect/apartment-viewing-scorecard

SCAN TO VIEW

The connectivity layer between AI and the world's software.

Vinkius sits between AI and every application. All communication passes through Vinkius Cloud via the Model Context Protocol (MCP) — with governance, observability, and security at every layer.

Your AI Connections Run Through Vinkius Cloud

The world's largest managed MCP catalog

Vinkius is the connectivity layer where AI connects to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

> *The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.*
>
> — Architecture principle

Four Pillars of the Vinkius Runtime

01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

AES-256	Ed25519	24h TTL	V8 Isolate
Encryption at rest	PKI vault signatures	Ephemeral session keys	Sandboxed execution

One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT

```
https://edge.vinkius.com/{token}/mcp
```

Claude · Cursor · VS Code · Windsurf · Grok · Gemini

Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

01 — Ed25519 PKI Vault

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

02 — V8 Isolate Sandboxing

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

03 — SSRF Guard

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

04 — DLP & PII Redaction

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

05 — Cryptographic Audit Trail

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

06 — Honeytoken Trap System

Phantom credentials are injected into isolated environments. If a honeytoken is used outside Vinkius infrastructure, the server is quarantined instantly.

Emergency Kill Switch

EU AI Act Art. 14(1) Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

01 — Server deactivated

The MCP server is immediately taken offline across the entire cluster.

02 — All tokens revoked

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

03 — WebSocket connections killed

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

Control Plane

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

Agent Activity

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

FinOps

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

Tool Health

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

Firewall & DLP

PII redaction activity, sensitive data protection counters, and security event timeline.

Incident Log

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

> Get started at **cloud.vinkius.com** — connect your AI agent in under 60 seconds.

Apartment Viewing Scorecard MCP

4 tools available
Cloud-hosted on Vinkius

Finding the right place to live usually involves a messy spreadsheet or a dozen open browser tabs. This MCP changes that by turning your AI client into a specialized real estate analyst. You can feed it raw listing data and tell it exactly what matters to you. If you care more about a short commute than a large kitchen, the MCP will weight those factors accordingly to give you a clear winner.

You aren't just looking at rent prices. This tool helps you look at the actual usability of a space by evaluating room dimensions and predicting what your monthly utility bills might look like. It takes the guesswork out of the decision process by providing direct comparisons between your top choices. Whether you are moving across town or across the country, you can use these tools to strip away the marketing fluff and focus on the numbers that actually impact your daily life.

Core Capabilities

01 — Weighted Ranking

Your agent uses this to sort properties based on what you value most.

02 — Direct Comparison

Your agent compares two specific units to show clear pros and cons.

03 — Space Assessment

Your agent calculates room usability based on physical dimensions.

04 — Expense Prediction

Your agent estimates monthly utility costs for a specific unit.

One Click on Vinkius — From Prompt to Execution

Available at **vinkius.com/en/ai-agent-connect/apartment-viewing-scorecard** — connect your AI agent in three steps.

01 Connect the MCP to your client like Claude or Cursor via Vinkius.

02 Provide your AI agent with the details of the apartments you are viewing.

03 Tell your agent which factors like rent or commute are most important to you.

04 Review the ranked lists, comparisons, or cost estimates generated by the tools.

Connecting this MCP to your AI client gives you immediate access to specialized rental analysis tools.

Built For

This MCP is built for anyone navigating the rental market who wants to move away from gut feelings and toward data-driven decisions.

Relocating Professionals

They hand off multiple listing details to the AI to find the best balance between rent and commute.

Students

They use the tool to compare housing options near campus based on budget and space.

Real Estate Researchers

They use the scoring and comparison tools to organize large sets of property data.

What Changes When You Connect

01 Eliminates manual spreadsheet math by automating apartment scoring.

02 Reveals true monthly costs by estimating utility expenses.

03	Provides objective comparisons between competing rental listings.
04	Translates physical room dimensions into usable quality scores.

Real-World Applications

Commute Optimization

You can weight commute time heavily to find the fastest route to work among several options.

Budget Planning

You can add estimated utility costs to your rent calculations to see your real monthly outflow.

Space Verification

You can check if a small studio actually meets your needs by evaluating its physical dimensions.

Finalist Selection

You can run a head-to-head comparison between your top two choices to break a tie.

Patterns to Avoid

Relying on marketing descriptions

AVOID

You take a landlord's claim that a studio is 'spacious' at face value without checking the actual measurements.

✓ INSTEAD

Use evaluate_space_quality to get an objective assessment of how usable a room actually is based on its dimensions.

Ignoring hidden monthly costs

AVOID

You pick an apartment because the rent is low, but you forget to account for high heating or water bills.

✓ INSTEAD

Run get_utility_cost_estimates to see what your total monthly outflow will look like beyond just the base rent.

Comparing apples to oranges

AVOID

You try to decide between two places by looking at them separately instead of side-by-side.

✓ INSTEAD

Use compare_apartments to run a head-to-head analysis that highlights exactly how they differ on your specific metrics.

The Right Fit

Connect this MCP if you are choosing between multiple rental properties and want to use math instead of gut feelings. Do not connect it if you only have one apartment option or if you don't care about specific trade-offs like commute versus square footage. The decision depends on whether you have enough listing data to actually run a comparison.

Apartment Viewing Scorecard Tools

These tools turn raw rental listings into structured data for ranking, comparing, and evaluating living spaces.

#	TOOL	DESCRIPTION
01	`calculate_apartment_scores`	This tool generates a ranked list of apartments based on your specific priorities. It uses custom weights for factors like rent, commute, and amenities to find your best match.
02	`compare_apartments`	This tool performs a head-to-head comparison between two specific properties. It highlights the differences so you can see which one wins on your key metrics.
03	`evaluate_space_quality`	This tool assesses how usable a living space actually is. It looks at physical room dimensions to determine the quality of the layout.
04	`get_utility_cost_estimates`	This tool predicts your monthly expenses for specific utilities. It helps you see the hidden costs beyond the base rent.

See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

U Rank these apartments: [{id: '1', rent: 1500, commute: 20, space: 50, amenities: ['gym'], accessibility: ['elevator']}, {id: '2', rent: 1200, commute: 45, space: 40, amenities: [], accessibility: []}] with weights {rent: 0.4, commute: 0.3, space: 0.1, amenities: 0.1, accessibility: 0.1}

Apartment 1 is the best choice with a total score of 0.85, despite the higher rent, due to its excellent commute and amenities.

U What are the estimated costs for electricity and internet?

Electricity is estimated at $85 and internet at $60 per month.

U Compare apartment 1 and apartment 2.

Apartment 1 is the winner because it offers significantly better accessibility and a much shorter commute.

Frequently Asked Questions

01 **How does the apartment scoring work?**

The scoring tool uses specific weights you assign to different categories like rent, commute, and amenities to rank your options.

02 **Can I compare two specific apartments?**

Yes, you can use the compare_apartments tool to perform a direct head-to-head analysis of two properties.

03 **Does this tool estimate utility bills?**

Yes, the get_utility_cost_estimates tool provides expected monthly costs for specific utility types.

04 **What clients can I use this MCP with?**

You can use this MCP with any compatible client, including Claude, Cursor, Windsurf, and VS Code.

05 **How does it evaluate room quality?**

The evaluate_space_quality tool looks at the physical dimensions of the rooms to determine how usable the space is.

06 **How do I rank my apartment options?**

Use the `calculate_apartment_scores` tool. Provide your list of apartments and a weights object defining how much you value rent, commute, space, amenities, and accessibility.

07 **Can I estimate utility costs?**

Yes, the `get_utility_cost_estimates` tool provides expected monthly costs for common utilities like electricity, water, and internet.

08 **How is the space quality determined?**

The `evaluate_space_quality` tool calculates a usability score based on the width and length of the rooms provided.

Go Live in 60 Seconds

Get your connection token from **cloud.vinkius.com**, then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

```
https://edge.vinkius.com/[TOKEN]/mcp
```

CLIENT	WHERE TO CONFIGURE
Claude AI	Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint
Cursor	Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint
VS Code	Ctrl/Cmd+Shift+P → "MCP: Add Server" → add `"apartment-viewing-scorecard": { "url": "…" }`
Windsurf	MCP Settings → `mcp_settings.json` → Add endpoint URL
ChatGPT	Settings → Tools & plugins → Add MCP server → Paste endpoint
Gemini	Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

- Ask ChatGPT
- Ask Claude
- Ask Perplexity
- Ask Gemini
- Ask Grok

READY TO CONNECT

Apartment Viewing Scorecard is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and start building. No SDK. No deployment. Just results.

Start at cloud.vinkius.com →

vinkius.com · support@vinkius.com

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Platform	Vinkius Cloud for AI Agents
Endpoint	`https://edge.vinkius.com/{token}/mcp`

LICENSE & USAGE

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