

# PROPERTY MANAGEMENT



ABODE



## PROPERTY MANAGEMENT MADE SIMPLE

Abode's Property Management business model puts technology and innovation at the forefront to allow you to stay ahead of the competition. Our service is designed around your needs to allow flexibility.

This in turn allows your asset to generate maximum income while being maintained properly!

## SMART PRICING

We make sure your property price is set correctly at the outset so as not to over price or underprice. If its overpriced its sits empty too long, if its underpriced your yield (Rental Return) is down.





## ‘FIRST CLASS MARKETING

Abode have an in house marketing department offering marketing and advertising of your property across all platforms as well as professional photography, and HD videos.

We then use all channels to promote including Google, Social Media, newsletters and our award winning website as well as trusted Dubai Property Portals.

## ‘TENANCY MANAGEMENT

After we have taken over your property and employed our award winning marketing strategy we find you a qualified tenant that is screened to make sure they are fit to occupy your property. During the tenancy period we offer full maintenance handling and tenancy management.





## LESS STRESS MORE FREEDOM

Our property management team are fully qualified to help deliver expert service to all our clients. We can help guide your business to success, when it comes to villa and apartment management. With our assistance we will be able to help you enjoy your home and/or maximise the profit you make from your home/investment.



## COMPREHENSIVE HANDOVERS

Our transparent handover procedures ensure that your property is always in the best condition and the best hands. With detailed reporting and efficient servicing, we can guarantee your property will rise above its competitors and that you always have complete tenant satisfaction at the start of your contract.

### SMART PACKAGE - 5% OF ANNUAL RENT

- ✓ Tenant management with online portal access
- ✓ Exclusive Leasing with full marketing package
- ✓ Tenant Key/ Access card handover
- ✓ Move-in/ Move-out of Tenants
- ✓ Move-in preparation, inventory & reporting
- ✓ Rent collection & security deposits
- ✓ Renewal of tenancy contracts
- ✓ Registering Ejari
- ✓ 24 hours Tenant maintenance management
- ✓ Bi-yearly Inspection
- ✓ Dispute mediatory resolution & handling of bounced cheques
- ✓ Power of Attorney service

I hereby confirm to the above services along with the terms & conditions in the Property Management Agreement. I agree to the deduction of the annual 5% fee directly from the security deposit

Landlord's Name: \_\_\_\_\_

Signature:

Date: \_\_\_\_\_

ABODE Luxury Property \_\_\_\_\_

Signature:

Date: \_\_\_\_\_

Documents required:

- Title deed or Sales of Purchase Agreement
- Signed Property Management Agreement
- Passport copy of owner & if resident in UAE include Residence Visa & Emirates ID
- Company documents if applicable i.e. Trade License