

PROPERTY MANAGEMENT



ABODE



‘ 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.



‘ POWER OF ATTORNEY

We provide Power of Attorney Service to the owners of the property for smooth functioning and hassle free experience of investment.

This service involves:

- Power of Attorney (POA) to allow us to act on your behalf
- Home Orientation and Handover of your Property
- All associated paperwork and legal work
- Utilities Connections



‘ 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 & PROPERTY MANAGEMENT

Abode’s Property Management service is designed around your needs to allow flexibility. This in turn allows your asset to generate maximum income while being maintained properly!

After we have taken over your property 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.



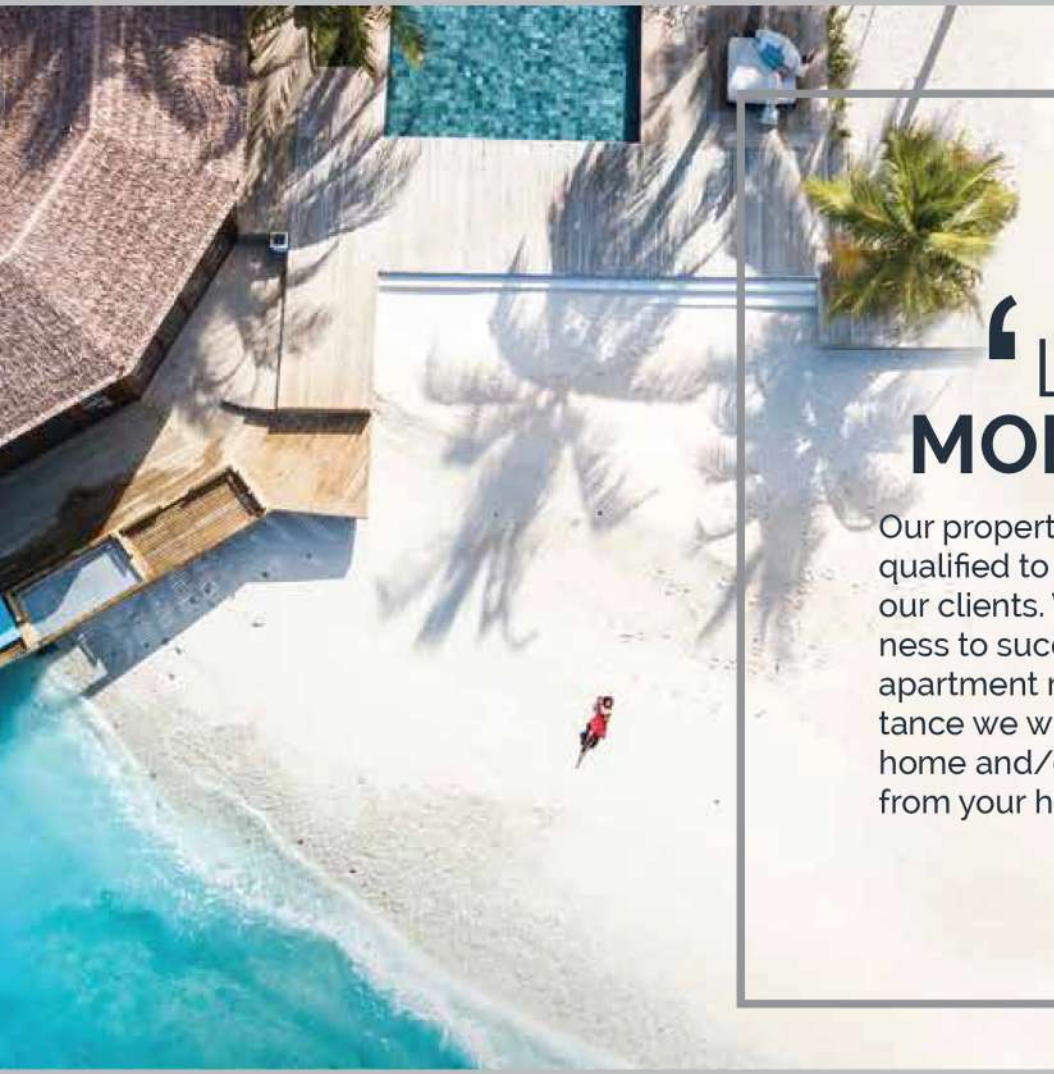
SMART PRICING

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.



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.



PACKAGE

PLATINUM 7%

GOLD 5%

Tick box to select preferred package

LEASING

Locate & secure new tenant	✓	✓
Prepare & administer tenancy contract & supporting documents	✓	✓
Liaise with landlord & tenant to execute lease renewals & collect rent related payments	✓	✓
Promote units for sale which are under a lease agreement & liaise with tenants directly for viewings according to governing laws	✓	✓

VIRAL MARKETING

Prepare professional presentation of property for marketing purposes	✓	✓
Advertise on company website & other property portals	✓	✓
Advertise in local publications	✓	✓

POWER OF ATTORNEY

Power of Attorney (POA) to allow us to act on your behalf	✓
Home Orientation and Handover of your Property	✓
All associated paperwork and legal work	✓
Utilities Connections	✓

EJARI REGISTRATION

Process Ejari registration (registration cost is additional)	✓
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REPAIRS & MAINTENANCE

Handle tenants complaints	✓
Manage routine maintenance work	✓

UTILITY PAYMENTS & COLLECTION

Connect & disconnect DEWA (DEWA fee is payable separately)	✓
payable separately)	

ACCOUNTING SERVICES

Prepare & issue annual financial reports to landlord	✓
Handle community services	✓
Refund security deposit when tenant vacates the unit & handle any deductions (if applicable)	✓
Address all routine maintenance work	✓

INSPECTION OF PROPERTY

Inspect property bi-annually	✓
Prepare a property inspection report when tenant occupies/ vacates a unit	✓
Prepare a detailed property inventory (if furnished)	✓

I hereby confirm to the above services along with the terms & conditions in the Property Management Agreement.

Full Name: _____

Luxury Abode Properties: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Documents required:

- Title deed or Sales of Purchase Agreement
- Passport copy of owner & if resident in UAE include Residence Visa & Emirates ID

- Signed Property Management Agreement
- Company documents if applicable i.e. Trade License

ABODE

OUR OFFICE

Lobby, Tower 1,
Grosvenor House,
Dubai Marina
United Arab Emirates

CONTACT US

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