



EXCLUSIVELINKS

Real Estate Brokers

PROPERTY MANAGEMENT SERVICES



Sales | Leasing | Property Management | Vacation Homes

www.exclusive-links.com

OUR COMPANY

Exclusive Links Real Estate Brokers is one of the UAE's leading brokerage firms, offering a complete property experience. We continue to work in pursuit of service excellence and are committed in every area of the real estate industry. Offering a premium, professional and flexible service to customers, Exclusive Links Real Estate provides an extensive list of residential and commercial properties for sale and lease. This is complimented by a full property management list of services and a portfolio of short term rentals throughout Dubai.

Since it's establishment in 2005, the Company has grown in strength and reputation and has maximised business potential to the benefit of our valued local and international client base. Multi award-winning, Exclusive Links was structured as a boutique style company, harnessing professional and market expertise from all areas of the business. We are a western owned and run private firm which is home to some of the most experienced professionals in the field. Maintaining close ties with all our customers, we have maintained a respected reputation in the market.

The owners of Exclusive Links Real Estate, Louise Heatley and Zarah Evans are seasoned professionals with a combined 39 years of experience in real estate in Dubai. These ladies are respected members of the local business community and are well thought of as leaders in their own right.

They strive for and work with the highest business standards and practices. Exclusive Links Real Estate Brokers offer their customers transparency, understanding and commitment. They recognize and value the importance of demonstrating to customers and partners alike, an honest and reliable brokerage service.



The Complete Property Experience



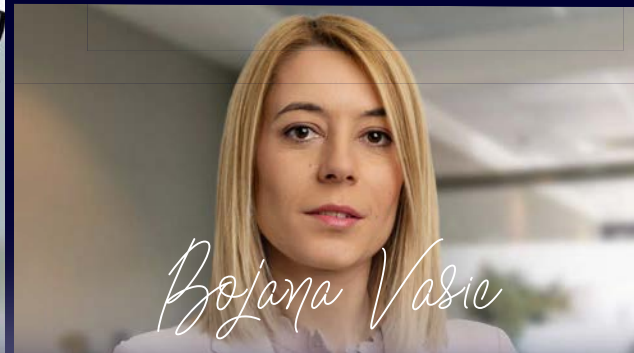
Paul Birley



Sarah Watmore



Sharni Van Zyl



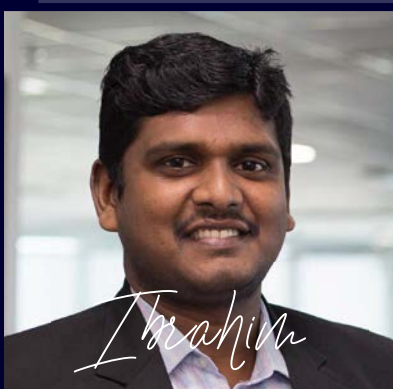
Bojana Vasic

OUR PROPERTY MANAGEMENT TEAM

Our Certified Property Management Team of 12 have over 100 years combined experience. Our services are supported by our full property management license which provides our owners added financial security.

60% of our team have completed over 10 years of service with Exclusive Links and have a wealth of knowledge and professionalism.

Our Team are committed to providing the best possible service – they enjoy what they do and they do it well!



Ibrahim



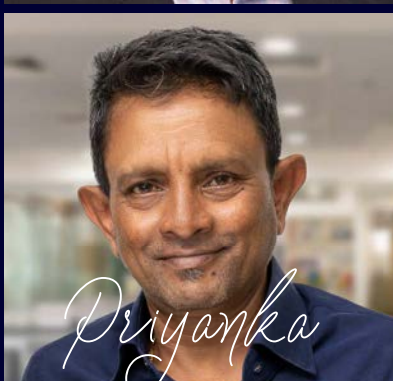
Ali



Paul



Rose



Priyanka



Kristine



Diana



Marie



WHY PROPERTY MANAGEMENT?

Selecting Exclusive Links will provide you with an unrivalled level of service and expertise.

The Property Management division has been our core business for over 17 years and we are proud to have sustained long-term relationships with our clients since the company was established in 2005.

Our clients value our role and we are delighted to help make owning property in Dubai hassle free.





OUR PROPERTY MANAGEMENT

Our Complete Property Management Experience includes

- A designated Manager for immediate contact and care
- Immediate action to resolve maintenance issues
- Preventative maintenance and home care services
- Maximizing revenue potential through tenancy renewal
- Sourcing and screening of Tenant
- Property inspections and feedback throughout the term
- Updates and advice on the rental laws and procedures
- Prompt rent collection and disbursements
- Property preparation and smooth Tenant handover and handback
- Introduction and organization of value-added service providers
- Provision of handover and snagging services in new builds
- Assistance with legal requirements and notices

Our property management service is a convenient and cost-saving solution for property Owners. We act in a Landlord's best interest and take care of a property as if it is our own. A bond guarantee has been paid to the Government to provide customer security and Exclusive Links has a full property management trade license to allow acceptance of funds on Owners behalf.





Landlord Convenience

- If you reside in or outside Dubai and have a busy schedule or travel a lot you need eyes and ears in Dubai you can count on.
- A point of contact for the Tenant for emergencies, property maintenance and all enquiries pertaining to the tenancy.
- Local Landlord representation that will act in your best interest and provide a service that will assure Landlord compliance with tenancy terms and Dubai policies.
- To be kept up to date with the laws and procedures to avoid error through misunderstanding or lack of expertise.
- To have access to established relationships with Developers, Owners Associations, Utility and Government departments and thorough knowledge of procedures.
- Connections to our professional & preferred partners that will present value added services at the most competitive rates; including maintenance contractors, mortgage advisors, interior design & decoration, currency exchange houses and many more.
- Assurance you are dealing with a licensed and reputable company that is regulated and compliant with the Real Estate Regulatory Agency policies and laws.



Tenants and Tenancy Contracts

- Tenants like to rent property they know is being managed professionally and therefore managed properties rent sooner.
- Thorough screening of Tenants to provide full details of who will be residing in your property to present a good caliber of Tenant.
- Exclusive has long term relationship with large corporations and extensive client database who have become good Tenants for Landlords.
- Priority and maximum property exposure in many marketing & advertising avenues to limit periods of vacancy.
- A tenancy contract with terms that protect Landlord and tenancy contract registration with the Government Ejari system.
- Collection and disbursement of funds for Landlords whom do not have local bank account or require assistance with third party payments including service charges.
- Property inspections check your Tenants are abiding by the tenancy contract, to prevent subletting, over occupancy, incorrect use of property or a threat to the safety of the property or its occupants.



Financial Benefits

- Assurance maintenance problems are monitored and attended to and advice of any action required to prevent or avoid major maintenance issues that can be very costly.
- Marketing of property in advance of Tenants departure to locate a suitable replacement Tenant at the earliest.
- A procedure to safeguard the Landlord and monitor the property is handed back at the end of the tenancy without pending bills or outstanding debts that could leave the Owner an expense.
- Competitive costs for property refurbishment including painting, general maintenance, pest control and cleaning through our reliable maintenance team.
- Proactive and accurate notices to be issued to the Tenant to prevent situations that could result in loss of revenue or delayed recovery of property.
- Timely issuance of renewal notices, in line with the law, to request a rental increase and secure the Landlord the maximum value for the property.
- Representation at Dubai Police, Rental Dispute Center and Courts that could incur high legal costs without property management company support.

OUR FEES

*** Prices subject to change
*** All fees are subject to 5% VAT charge

RENTAL SERVICES

UNIT SIZE	SERVICE	FEES	PAYMENT
	Rental & Tenancy process	No Charge to owner (5% of annual rental amount payable by Tenant)	Not applicable to Owner
	Tenant check in report	AED 1200	In advance of tenancy commencement
	Tenant check out report	AED 1200	In advance of tenancy end date
	Furniture inventory report	AED 1500	On completion of inventory

MANAGEMENT SERVICES

UNIT SIZE	SERVICE	FEES	PAYMENT
	Registration	AED 300 (one time only)	Payable on signing Management Agreement
	Annual management	8% of the annual/rental amount	Payable on completion of lease and receipt of rental funds

SNAGGING SERVICES

UNIT SIZE	SERVICE	FEES	PAYMENT
Studio		AED 1200	Payable in advance of inspection
1 bed apartment		AED 1500	
2 bed apartment		AED 2000	
3 bed apartment		AED 2500	
2 - 3 bed villa		AED 2500	
4 bed villa/apartment		AED 3000	
5 bed villa/apartment		AED 3500	
plus 5 bed villa/apartment		Price on application	

HANDOVER & KEY COLLECTION

UNIT SIZE	SERVICE	FEES	PAYMENT
	Includes snagging/handover	AED 3750 (if not enlisting to management services)	Payable in advance of snagging/handover appointment
	Includes snagging/handover	Same rate as snagging service (if enlisting to management services)	Payable in advance of snagging/handover appointment

OUR INSPECTIONS & HANDOVER

Inspections

Exclusive Links property management services can assist new property Owners with their pre-handover inspection conducted with the property developer. A member of our property management team will attend the inspection either in conjunction with the new property Owner & the developer's representative, or on behalf of the property Owner.

Our team of property managers are trained and experienced in identifying faults that can be costly to repair once the warranty has expired. Our team will carry out a series of checks for serviceability and quality control both externally & internally. A thorough and detailed written report will be provided within 4 business days. Follow up inspections will be conducted until rectification works have been completed by the developer. Any further information and/or telephone support required by the Buyer after our reports are delivered as an after care service.



Property handover and key collection

In addition to our Handover Inspection Service we will assist in the collection of keys from the developer on your behalf. This service includes appointing Exclusive Links as your Power of Attorney.

This service also includes:

- Arrange appointment for handover.
- Attend handover and key collection inventory.
- Collection of handover documents and manuals.
- Complete an inspection report of the property highlighting any defects and check that the finishes are as specified in the purchase & sale contract.
- Follow up on the inspection report and identify any other issues for rectification.
- Assistance with transfer of utilities accounts.



OUR LEASING

Our Complete Leasing Experience includes

- RERA compliant Managers designated to assist promptly
- Daily updated property listings of all sizes and budgets
- Extensive local and international marketing
- Friendly website to promote properties and search availability
- Advice to Tenants and Landlords of their responsibilities
- Qualifying both Landlords and Tenants documentation
- Negotiation and full disclosure of costs and conditions
- Collection and disbursements of rental funds when required
- Execution & registration of tenancy agreements
- Assistance with utility account connections and transfers

We believe excellent customer service is the key to satisfied clients. We offer a premium, professional and flexible service to Landlords and Tenants, ensuring all clients property needs are met. Our knowledgeable, friendly and efficient team keep our listings updated and advertised. We offer as many options possible when conducting a home search.

We also offer a wide selection of managed properties with maintenance contracts as part of our extensive database of apartments and villas throughout Dubai. Our team values the importance of looking after Landlords and Tenants.



OUR SHORT TERM PORTFOLIO



EXCLUSIVELINKS
Short Term Rentals
**VACATION
HOMES**

discover the difference

- 
- Full compliance, registration and payment of tourism Dirhams with the Department of Tourism and Commerce Marketing (DTCM)
 - Professional furnishing, styling and photography
 - Manage listings on various platforms such as Airbnb, Booking.com, HomeAway, Exclusive Links, Property Finder and more
 - Full 24/7 service Guest experience and operations team handling reservations, Guest communication, operations and Guest support
 - Hotel standard linen and amenities
 - Regular cleaning and maintenance of the property per Guest turnover
 - Revenue management and optimisation
 - Flexibility to use your own property

At Exclusive Links Vacation Homes, we manage Owner's properties by renting them out on a short-term basis. This is a very lucrative and exciting market in Dubai which has endless opportunities for maximizing revenue. We provide Owners with a bespoke service to build the best solution for their properties. Due to our already well-established property management division, we have multiple trusted resources and excellent knowledge of the market to assist Owners and Guests with all their needs. Our professional and well-experienced staff rely on award-winning CRM and revenue management systems to ensure that our clients are always taken care of. We are passionate about setting the new standard and doing things right.



OUR SALES

Our Complete Sales Experience includes

- RERA compliant Managers to represent Buyers and Sellers
- Property valuation & advice in line with market trends
- Extensive range of print and online network marketing
- Maximising exposure on properties and providing feedback
- Managing property circumstances and client expectations
- Qualifying Buyers and Sellers documentation and capabilities
- Negotiation in a client's best interest at all times
- Disclosure of costs and conditions including liabilities
- Working with developers on resales and off plan projects
- Processing sale and purchase documents in line with local laws
- Accompanying transfer of ownership at Land Department Office

Our team of Client Managers at Exclusive Links are known and respected in the industry for their transparency and honesty, representing property and clients expectations professionally. This trust is supported by the industry standard of RERA accreditation and the ability to adapt our sales approach to deliver results in all aspects of the process.

Whether registering your property for sale or discussing your purchase requirements, our team will deliver an impartial & qualified experience every time.



The Complete Property Experience

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PROPERTY TALK
FROM Louise & Lounge