# Listing standard *and documents*

What a residence needs to be listed on Realtimo Luxury, and what we ask for from an owner, an agent, an agency and a developer. For residences in the UAE and in other countries.

## What we list

- **Ready to move in.** Completed and available now. No off-plan and no construction stage.
- **Our level.** Residences from USD 1.5 million (about AED 5.5 million), in any currency. The level is judged by the location, the building and the finish as well as by the price.
- **In good condition.** Well kept, in a building no more than 15 years old. We do not list residences that need renovation.
- **Clear ownership.** Proof of ownership or authority to sell, and the permits required to advertise the residence.
- **Photographs that do it justice.** Enough professional photographs and the right to use them. A floor plan, if you have one.
- **One price.** One price and one set of facts, the same in every channel.

## Documents, by role

Documents are not needed to send a request. We ask for them after the first reply, once the residence fits the standard. For a first offer of a residence, the owner's verbal or written permission is enough; before publication we need the confirmations of authority, the documents and the advertising permits that the country of the residence requires.

### An owner

An identity document (passport or Emirates ID). The proof of ownership: the title deed, the Oqood, or the local equivalent outside the UAE. If the owner is a company: its trade licence and the authority of the person who signs.

### An agent

A broker licence (in the UAE, the RERA broker card), if the agent holds one, and the trade licence of the agency the agent works through. The owner's permission to market the residence, written or verbal, to offer it for review; before publication, the authority and the permits that the country of the residence requires (in Dubai, the marketing agreement with the owner for the advertising permit). We may ask for a copy of the title deed. Where an agency signs, the agent acts as its named responsible person.

**An agency**

The trade licence and, in the UAE, the RERA ORN. The authorised signatory and an identity document. The owner's permission for each residence, written or verbal, to offer it for review; before publication, the authority and the permits that the country of the residence requires (in Dubai, the marketing agreement with the owner for the advertising permit). We may ask for a copy of the title deed.

**A developer**

The company trade licence and the authorised signatory with an identity document. A unit that is still owned by the developer needs no title document, because it is not yet registered to anyone else. For a resale, the title deed or Oqood of the unit. For each unit: the current price and the sales terms that apply.

## For every residence

- Proof of ownership or authority to sell, and the right to advertise the residence. In the UAE, Seven Spaces obtains the advertising permit the emirate requires and shows its number with the listing; the owner supplies the title deed or Oqood and what the permit needs.
- Professional photographs, and the right to use them. A floor plan, the service-charge figure and any restrictions on use, if you have them.
- Viewings are agreed in advance with whoever placed the residence: the owner, the developer, an agent or an agency. Seven Spaces answers every enquiry and agrees every viewing.

## Residences outside the UAE

The residence is listed on our site with one price. When a buyer appears, a licensed agency in the country of the residence carries out the sale. We choose that agency together with the owner, and nothing is signed with it without the owner's approval. The list of countries grows as we find partners.

## Terms

The listing is agreed in a short placement agreement in English with Seven Spaces. There is no listing fee. Remuneration, who pays it and when are agreed individually and recorded in writing before the residence is published.

We are open to discussing any cooperation that works for both sides. These documents are in English, and the English text has legal force. Questions: luxury@realtimo.com.