



Property Registration & Legal Services

TO FULFIL & EXCEED YOUR EXPECTATIONS

In Partnership with
Prism.



Introduction

The rules and regulations to purchase or sell property in Dubai are constantly being updated, making the process both challenging and time-consuming. At REAP Real Estate, we employ a dedicated conveyancing department to provide our clients with a smooth and stress-free experience throughout the property transfer.

The conveyancing department is proficient in liaising with Banks, Developers, and the Dubai Land Department. With extensive knowledge of the procedure for any transaction case, whether finance or cash-based, you can be guaranteed that professionals are handling your transfer efficiently and effectively.



Why do you need a conveyancing professional?

Purchasing or selling property can be an extremely stressful process.

Problems usually arise when an inexperienced individual is handling the process. Our team is up-to-date in terms of the latest rules and regulations; specialized in managing property transfers promptly with guidance and support at each step until the Deed is successfully transferred into the new owner's name.

What are the benefits of a conveyancer?

Our specialists' priority is to ensure full and current knowledge of rules and regulations, saving time and energy for any seller or buyer. Your Conveyance Officer will liaise with all parties involved directly, to streamline all communication and documentation to ensure more precise coordination.

Our team is highly experienced and has successfully transferred many properties, and we have the right contacts to conduct expedited processes. Formerly this role was handled by the brokers; however, with their busy schedules, we find that having one point of contact for all parties to progress their sale is an added mutual benefit of this service.



Understanding the process for the transfer

Each case will differ depending on if the property is being purchased or sold with cash funds or through a mortgage.



Discharge Of Your Mortgage*

*(applicable to a finance seller only)

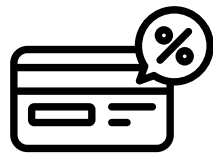
A liability letter through your bank is required if the property is mortgaged. For a cash buyer, we will proceed with blocking the property, and the letter will be addressed to the Dubai Land Department. For a finance buyer, once they obtain their Final Offer Letter, the liability letter will be addressed to their bank to settle the outstanding mortgage.



Final Offer Letter*

*(applicable to a finance buyer only)

We will coordinate with financial institutions for the evaluation of the property, once the lender confirms your pre-approval. Approximately 7-10 working days later, the Final Offer Letter (FOL) from the bank will be issued.



Clearing Service Charges

Clear any outstanding service fees from the Owner's Association. Some developers will ask for an advance payment, which will then be reimbursed on a pro-rata basis from the buyer on the date of the transfer until paid.



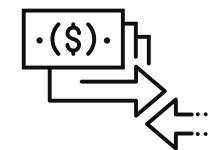
Non-Objection Certificate (NOC)

We will apply for the mandatory NOC from the developer or Dubai rest application (depending on time frames & requirements). The NOC takes 3-5 working days with a validity of 15-30 days.



Detailed Statement Of Account

We will send your financial obligations before the property transfer, including payments required in the form of manager's cheque, cash or credit card, and pro-rata charges for services fees and rental amount if applicable.



Transfer

Once all required documents and manager's cheques are prepared, we will schedule an appointment at the trustee's office, where the official transfer takes place. Both buyer and seller must be physically present. The buyer receives the Title Deed electronically, and the seller receives their manager's cheque for the sale price.

What will a conveyancer do for you?

- Guide you at each step of the way, keeping you informed of progress.
- Identify any issues and provide solutions to ensure time scales are on track.
- Coordinate with Developers and Dubai Land Department.
- Liaise with lenders to ensure the outstanding mortgage is settled and no financial liabilities with the bank (Applicable for mortgage sellers).
- Coordinate with financial institutions for the evaluation of the property and final offer letter from the bank (Applicable for finance buyers)
- Inform both parties involved in the MOU of all documentation and steps required from them.
- Provide a detailed statement of account to both parties with the financial obligations required or that shall be received at the final stage of the property transfer (this will include pro-rata service charges and rental amount if applicable).
- Our team will be applying for documents on your behalf, ensuring all the general leg work is done by the conveyancer.



Additional Services Available



Gifting

Gifting a property is a simple transaction, that will cost 0.125% of the overall value based on the evaluation certificate issued by the Land Department. This will save you the 4% registration fee of a regular sale.



Legal translation of Documents

We will legally translate any of your documents into Arabic, which is applicable mainly for company documents and legal attestations.



Power Of Attorney

We can represent you in your property transaction, acting as your appointed Power of Attorney (POA) for either the seller or buyer. We will ensure the POA is tailored to clauses and specifications to suit your needs and the property transaction.



Investor's Visa

If you have purchased property over AED 750,000, you're eligible to apply for an investor visa in Dubai. Valid for three years and renewable residency visa; spouses and children can also be sponsored.

Price List

Sales Deals Value	Pricing	VAT 5%
AED 0 - 2,500,000	AED 4,800	AED 240
AED 2,500,001 - 5,000,000	AED 7,200	AED 360
AED 5,000,001 - 10,000,000	AED 9,600	AED 480
AED 10,000,001 - Above	AED 12,000	AED 600

Investor's Visa	Power Of Attorney - Act as appointed POA
AED 4,800 + 240 (VAT)	AED 7,200 + 360 (VAT)

Gifting to Spouse / Children	Gifting to Company
AED 4,800 + 240 (VAT)	AED 9,600 + 480 (VAT)

Prepare POA on behalf of client but they have an appointed POA
AED 3,600 + 180 (VAT)



REAP Real Estate Brokers

sales@reapuae.com | +971 54 549 9252

Commercial Villa 1, Al Barsha 2, Dubai, U.A.E. PO BOX 213688

www.reapuae.com