



PROPERTY MANAGEMENT



TEXTURE PROPERTY MANAGEMENT

Property Management that delivers profit

Phone: +971 52 641 3695
assistant@textureproperties.com

To provide our valued clients with a complete solution resulting in total “Peace of Mind” because we believe your time is more valuable

It is our policy to treat every transaction with equal importance, and our brokerage service guarantees transparency and trust, void of hidden costs and conditions.

Our Expertise

Texture Properties' well-connected resources and market insights to provide up to date market valuations, guidance and assistance in completing all required paperwork for sales or leasing, transferring of property, tenant management, rental collection, inspections, dispute resolutions, repair, lease renewals and much more.

Our Services

- Premium Marketing
- Preventive & General Maintenance
- Express Moving In & Out Management.
- Comprehensive Pricing Strategy
- Leasing Services



Our objective is to understand our client's real estate management goals and needs. Due to Texture Properties' well-connected resources and market insights, our experienced consultants provide professional and genuine guidance for both rental and sales properties.

Texture Properties has a centralized property management department, which manages residential, commercial and industrial properties on behalf of owners to preserve the value of their property and allow income generation. The Property Management department covers the below services.

Our mission is to offer the most compelling realty experience possible and to be the best client-centric real estate company.



Property Management & Supervision Services

MARKETING

Marketing of property

LEASING SERVICES & TENANT MANAGEMENT

Arrange property viewings for potential tenants

Negotiate

Prepare & execute tenancy contract

Collect all relevant documents i.e. passport copy, visa, etc

Collection of rent and security deposit

Key handover to tenant

Move in inspection

Inventory report

DEWA connection and cooling connection assistance

Ejari registration

Rental cheque banking

Follow up calls with the tenant on default payment

Timely renewal notices

Lease renewals

RERA compliance for sale & lease of the property

Move out inspection and key collection

Collection of all final bills (DEWA, Cooling etc)

Refund deposit to tenant

PROPERTY MAINTENANCE

Move in preparations i.e. painting, pest control etc. *

Handle maintenance requests *

Get quotations

Seek approval from landlord

Process maintenance work

Manage facilities & service contracts *

Annual routine visits to the property

Annual condition reports

Snagging at time of handover from Developer



ADMINISTRATION & ADVISORY SERVICES

Collect required documents for moving in/out

Coordinate with facility management company of the building

Pay service charges on behalf of the landlord *

Annual statement of accounts including expense report

Advice on notices received from local authorities, master developer etc.

Documentation to comply with master developer, Dubai Municipality & other Government authorities

Dispute resolution in case of rental dispute with tenants

Advice on latest RERA regulations

Represent the landlord for legal cases.

(All court and legal / lawyer charges to be borne by landlord)

* Subject to approval by landlord. Will be charged to the landlord as per actual expenses



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