VEER&SANT. REAL ESTATE

SERVICES GUIDE · 2026



PROPERTY MANAGEMENT · DUBAI

Your property in Dubai. Fully managed.

From handover inspections to tenant management, rental marketing, legal disputes and estate planning — one RERA-licensed team on the ground, looking after your property as if it were our own.

01 HANDOVER & SNAGGING
02 OVERSEAS OWNER MANAGEMENT
03 EXCLUSIVE RENTAL & LEASING
04 TENANT DISPUTES
05 UAE WILLS (ADJD)
PACKAGES & PRICING

INSIDE

You don't need to be in Dubai to protect your investment. You need the **right team** on the ground.

Whether you've just received your handover notice, manage your property from London or Mumbai, or want to protect your estate with a registered UAE will — this guide explains exactly what we do, how we do it, and what it costs. No jargon. No hidden fees.

One team. Five services.

Most owners juggle a snagging company, a leasing agent, a property manager, a lawyer and a will-writer. We are all five — with one point of contact who knows your whole picture.

— Meet the team — 03
The people who look after your property

01 Handover & snagging inspections — 04
Thermal imaging, endoscopic cameras, DLP tracking — before your warranty expires

02 Overseas owner management — 07
Full property management for landlords living outside the UAE

— Packages & pricing — 10
Management packages, snagging fees — transparent, no hidden charges

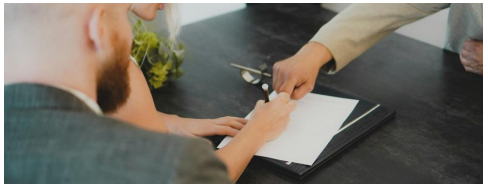
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Professional launch, vetted tenants and a complete move-in

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RERA rules, RDSC filings, force majeure claims — handled properly

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Protect your assets, property and family with a registered will

— Why Veer & Sant — 20
What makes us different, and every service at a glance

— Get started — 21
Book a free, no-commitment consultation








Real people. **On the ground.** Answering your call.

We're not a call centre and we don't subcontract. The same RERA-licensed team inspects your unit, finds your tenant, collects your rent, handles disputes and registers your will — so nothing gets lost between companies.

1
point of contact for all five services

24/7
emergency line, vendors dispatched on site

48h
to schedule a handover inspection

0
trips to Dubai needed to manage your property

01

Handover & **snagging** inspections

Your developer says the unit is ready. We make sure it actually is — inspecting what you can't see, before your Defect Liability Period expires.



We find the defects a walkthrough never will

Every room, wall, floor, ceiling, fitting, plumbing line, electrical point, AC unit and finish — checked with professional thermal and endoscopic equipment, then documented for your developer.

Thermal imaging

Detects hidden water leaks, moisture and insulation gaps behind walls and ceilings — invisible to the naked eye.

Endoscopic inspection

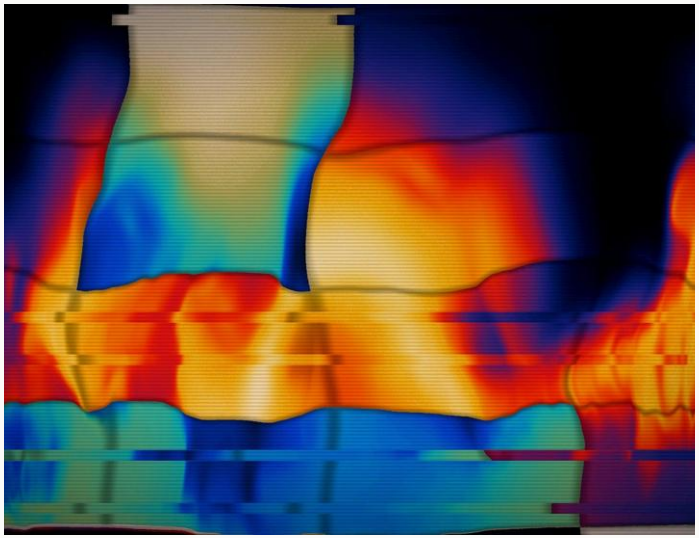
A camera inside pipes, drains and ceiling voids checks for blockages, incorrect fittings and construction debris.

Comprehensive defect report

Every defect photographed, categorised by severity and compiled into a professional report your developer can action.

Developer follow-up

We track every defect through re-inspection until it's resolved — your DLP protected with documented evidence.



Thermal imaging reveals moisture and heat loss behind finished surfaces.

30–80

defects in the average off-plan unit at handover

12mo

typical Defect Liability Period — after it, repairs are on you

15–40k

AED to fix a single hidden leak found too late

> WHY THIS MATTERS
>
> Without a professional inspection you inherit problems the developer should fix **for free**. Our cameras catch them before you sign off.

From booking to **defect-free** in four steps

01

Book your inspection

Share your handover date and unit details. We schedule within 48 hours.

02

Full property inspection

Every room — walls, floors, ceilings, plumbing, electrical, AC and finishes — with thermal and endoscopic equipment.

03

Defect report delivered

A detailed report within 24–48 hours: photos, severity ratings and recommended actions.

04

De-snagging & follow-up

We coordinate with your developer, track repairs and re-inspect to confirm every defect is resolved.



SNAGGING & INSPECTION FEES

Basic snag inspection	AED 1 / sq ft
Premier snag & handover	AED 1.5 / sq ft
11-month warranty inspection	AED 1 / sq ft
Pre-sale & pre-purchase inspection	AED 1 / sq ft
Move-in / move-out inspection	AED 1 / sq ft

All prices exclude 5% VAT. Example: a 1,200 sq ft apartment, basic snag = AED 1,200 + VAT.

> VEER & SANT VIEW
>
> Book before you sign the handover. Once the keys are in your hand and the DLP clock is running, **every week counts**.



02

Overseas owner **management**

You live abroad. Your property is in Dubai. We handle everything on the ground — tenants, maintenance, compliance, inspections — and send you one clear monthly report.

Everything a landlord does — done for you

Tenanted or vacant, we take full responsibility from day one. You deal with one team and receive one report.

Regular inspections

Scheduled visits with thermal and endoscopic checks — catching a small leak before it becomes a renovation.

Tenant management

Requests, complaints, move-in and move-out. We're the single point of contact, so you don't have to be.

Maintenance coordination

From AC servicing to emergency plumbing — we source quotes, manage vendors, supervise work and report back.



Monthly owner reports

Rent status, maintenance updates, inspection summaries and upcoming actions — in one clear document.

DEWA & utilities

Registration, disconnection, meter readings — no outstanding bills quietly building up on your property.

RERA & Ejari compliance

Ejari registration and renewals, RERA-compliant contracts — all paperwork handled according to Dubai law.

THE RISK OF AN UNMANAGED PROPERTY

AC units seize without regular use. Pipes corrode. Mould develops in closed spaces. And insurance may not cover damage to a property left unattended for long periods.

VEER & SANT VIEW

An empty, unmanaged property in Dubai deteriorates **faster than owners expect**. Regular inspections and proactive maintenance protect your investment — whether it's tenanted or vacant.

What you worry about. How we handle it.

WHAT YOU WORRY ABOUT	HOW WE HANDLE IT
Tenant not paying rent	We track payments, send reminders, issue formal notices and escalate to RDSC if needed
A maintenance emergency at 2am	24/7 emergency contact — we dispatch trusted vendors and handle everything on site
Ejari expiring, RERA non-compliance	We track every date and renew proactively — you never miss a deadline
Not knowing your property's condition	Regular inspections with photo documentation and thermal / endoscopic checks
Coordinating multiple vendors	One team handles it all — AC, plumbing, electrical, painting, deep cleaning
Move-out disputes over the deposit	Condition documented with photos at move-in and move-out — fair, transparent deductions



YOUR REPORTING SCHEDULE

REPORT	FREQUENCY	WHAT'S IN IT
Rent collection	Monthly	Payment status, amounts outstanding, bank confirmation
Property condition	Quarterly	Photos, thermal findings, maintenance advice
Financial statement	Quarterly	Income, expenses, net yield, upcoming costs
Annual summary	Yearly	Full-year performance, ROI, market-rent comparison

WHO THIS IS FOR

Built for owners in the **UK, India, Pakistan, Saudi Arabia, Europe** — anywhere outside the UAE. One team, one report, and zero trips to Dubai. Most overseas owners choose our **Premier or Signature** package — see page 10.

Choose the level of support that suits you

From simple letting to complete, white-glove management — every package builds on the one before it. Transparent fees, no hidden charges.

LET ONLY

No cost

to the landlord

Find the right tenant:

- Market evaluation & rental analysis
- Strategic marketing & advertising
- Professional photography
- Viewings & tenant screening
- Lease preparation & signing
- Collection & handover of rent cheques
- RERA-compliant documentation
- Ejari registration

BASIC

3% of annual rent

Minimum AED 1,500

Everything in Let Only, plus:

- Comprehensive initial property inspection
- Pre-marketing maintenance coordination
- Move-in preparation & inventory
- Conducting move-in with tenants
- Tenancy renewal management
- Final move-out inspection

PREMIER

5% of annual rent

Minimum AED 3,000

Everything in Basic, plus:

- Dedicated property manager
- Maintenance management
- Cheque banking, payment & float management
- Service charge payments handled
- DEWA & chiller registration
- Snagging & handover inspections
- Owner & tenant mobile apps
- Annual statement of accounts
- Legal guidance & priority response

SIGNATURE

7% of annual rent

Minimum AED 6,000

Everything in Premier, plus:

- White-glove service, priority care
- Bi-annual property inspections
- Dispute handling & representation
- Power of Attorney services
- Featured listings for maximum exposure
- VAT filing for commercial properties
- Annual performance review

Exclusive & custom packages

Tailor-made services and flexible pricing based on scope and scale — combine Basic, Premier and Signature features with add-ons.

GOOD TO KNOW

All prices exclude 5% VAT. Management fees are a percentage of the **annual rent**, subject to the minimum shown. Power of Attorney and one-off services are quoted on request.

Transparent. Fair. No hidden charges.

Everything we charge, on one page. Ask us for a written quote for your property — before you commit to anything.

PROPERTY MANAGEMENT

PACKAGE	FEE	MINIMUM
Let Only	No cost	—
Basic	3% of annual rent	AED 1,500
Premier	5% of annual rent	AED 3,000
Signature	7% of annual rent	AED 6,000
Exclusive & custom	Tailored to scope	On request

WORKED EXAMPLE

Apartment let at **AED 120,000** a year on the Premier package: 5% = **AED 6,000** + VAT for the year. On a AED 50,000 rent, the AED 3,000 minimum applies.

SNAGGING & INSPECTIONS

INSPECTION	FEE
Basic snag inspection	AED 1 per sq ft
Premier snag & handover	AED 1.5 per sq ft
11-month warranty inspection	AED 1 per sq ft
Pre-sale & pre-purchase inspection	AED 1 per sq ft
Move-in / move-out inspection	AED 1 per sq ft

OTHER SERVICES

Tenant disputes	Quoted per case
UAE wills (ADJD)	From AED 8,000 + VAT — see page 18
Power of Attorney & one-off	Varies with requirements and time involved

NOTE

All prices are exclusive of 5% VAT. Government fees (e.g. Ejari, DEWA deposits, ADJD registration) are paid separately. With Veer & Sant you get **clarity and fairness** — no hidden charges.



03

Exclusive rental & leasing

Appoint us as your exclusive agent and we don't just list your property — we launch it. Professional marketing, vetted tenants and a complete, RERA-compliant move-in.

Five agents and no one accountable — or **one team** that is

AED 0

cost to you on our Let Only package

9–21 days

average time to a qualified tenant

OPEN LISTING	EXCLUSIVE WITH VEER & SANT
Multiple agents, no accountability	One dedicated team, fully accountable
Generic phone photos	Professional photography and staging advice
Listed and forgotten	Active, targeted marketing campaigns
You coordinate viewings	We handle every viewing and the feedback
You handle Ejari and move-in	Ejari, DEWA and key handover — complete
No management once the tenant moves in	Optional upgrade to full management packages



THE BOTTOM LINE

Two landlords list on the same day. One posts phone photos on five portals and waits. The other signs exclusively with us. **One is tenanted in 9 days.** The difference isn't the property — it's the approach.

Five steps from vacant to tenanted and managed

01

Property assessment

We visit, assess condition, recommend pricing from current market data and suggest quick improvements to lift rental value.

02

Professional launch

Photography, compelling listing copy and targeted marketing on Bayut, Property Finder, Dubizzle and our own channels.

03

Tenant sourcing & vetting

We handle enquiries and viewings, verify employment and visa status, check references and present qualified candidates.

04

Contract & move-in

RERA-compliant tenancy contract, Ejari, security deposit, DEWA transfer and key handover — all handled.

05

Ongoing management

Optional: continue on our Basic, Premier or Signature package — inspections, maintenance, rent and reporting handled.



FREQUENTLY ASKED QUESTIONS

What does “exclusive” mean?

You appoint Veer & Sant as your sole listing agent: one team, full accountability and no conflicting listings from other agents.

What does leasing cost me?

Our Let Only package — marketing, viewings, tenant screening, contract, Ejari and cheque handover — has no cost to you. See page 10.

What happens after move-in?

Manage the property yourself, or hand it to us on a management package from 3% of annual rent.

Can I switch packages later?

Yes — you can move between packages as your needs change. We’ll recommend the best fit for your situation.



04

Tenant disputes & **early termination**

Force majeure claims. Refused penalties. Tenants who disappear. We know the legal process — RERA rules, RDSC filings and proper documentation — from notice to resolution.

The process matters more than the dispute

Most landlords don't know their rights under RERA. They accept the tenant's story, lose months of rent and never recover the penalty they're entitled to.

Force majeure claims

Tenant says they're leaving the country? We verify the claim, assess its legal validity and protect your right to penalty payments under RERA.

Non-payment of rent

Formal notices, grace periods, escalation to RDSC and eviction proceedings — documented and legally compliant.

Early lease termination

Tenant wants out early. We enforce the penalty clause, negotiate fair terms and handle every piece of paperwork.

RDSC case filing

If negotiation fails, we prepare and file your case with the Rental Disputes Settlement Centre, fully documented.

OUR 5-STEP DISPUTE RESOLUTION PROCESS

01

Assessment

We review the tenancy contract, payment history, Ejari and correspondence to establish your legal position.

02

Formal notice

Notice served the legally correct way — by notary public or registered mail — with the required notice period.

03

Negotiation

We negotiate settlement, payment plans or penalty terms directly with the tenant, on the record.

04

RDSC filing

If there's no agreement, we prepare the claim, documents and translations and file with RDSC.

05

Resolution & enforcement

We follow the case to judgment and enforcement — recovering rent, penalties or vacant possession.

DIY VS. PROFESSIONAL HANDLING

With proper documentation and timely RDSC filing, the outcome is very often in the landlord's favour. **DIY landlords lose on procedure, not on merit.**



05

UAE wills — ADJD civil

Protect your family and your legacy. ADJD civil wills with UAE-wide validity — drafted, translated and registered with care, so your assets, your home and your loved ones are exactly where you want them.

Without a will, the default rules decide

If someone passes away in the UAE without a registered will, assets, bank accounts and property may fall under default inheritance laws — meaning delays, frozen accounts, complicated transfers and uncertainty over guardianship of children.

SINGLE WILL

AED 8,000 + VAT

A will prepared for one individual.

- Distribute UAE assets according to your wishes
- Appoint beneficiaries and executors
- Include guardianship instructions for children
- Cover bank accounts, real estate and investments

MIRROR WILL · FOR COUPLES **POPULAR**

AED 12,000 + VAT

Two separate wills for a married couple, with matching instructions.

- Husband leaves assets to wife, and vice versa
- Same children / beneficiaries named as secondary
- Same guardians and executors appointed
- Two separate wills, mirroring each other

INCLUDED IN EVERY PACKAGE

Legal consultation
Guidance and clarification at every step.

Certified Arabic translation
Bilingual drafting, ready for court.

Document review
So nothing is missed at submission.

Court assistance
Hands-on support through the ADJD process.

Unlimited amendments
Refine your will until registration.

Appointment coordination
End-to-end with the ADJD.

UAE-wide
validity across all seven Emirates

Bilingual
English and certified Arabic drafting

45–60 days
standard ADJD appointment wait

Residents
and non-residents may apply

Everything you need, before you start

ADDITIONAL FEES & TIMELINES

FEE	AMOUNT	NOTES
Government registration	AED 950	Paid directly to ADJD at the court appointment. Not included in our fees.
Express appointment	AED 3,000 + VAT	Optional. Standard ADJD appointments take 45–60 days.

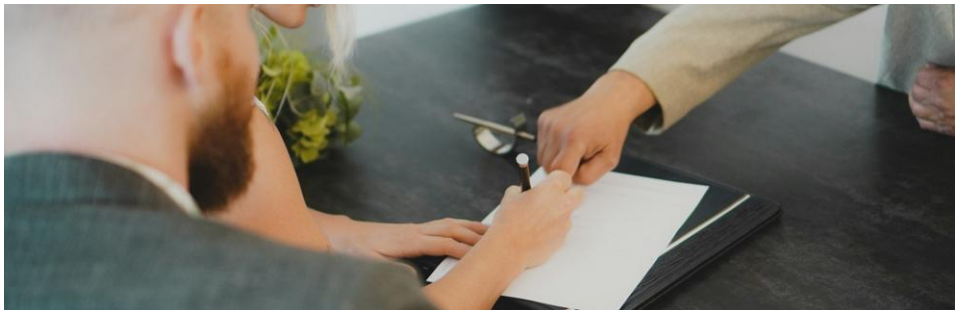
DOCUMENTS REQUIRED

Single will

Passport, Emirates ID and visa copy (if applicable); marital status; full names of beneficiaries and their passport / EID (if available); details of UAE assets. For property: Title Deed, Oqood or SPA. For guardianship: children's passports and guardian details.

Mirror will

For both spouses: passport, Emirates ID and visa copies (if applicable); marriage certificate; full names of beneficiaries; details of UAE assets. For property: Title Deed, Oqood or SPA. For guardianship: children's passports and guardian details.



FREQUENTLY ASKED QUESTIONS

What is ADJD?

The Abu Dhabi Judicial Department. ADJD civil wills are legally recognised across all Emirates.

Who can apply?

UAE residents and non-residents, subject to eligibility requirements.

Can I include UAE property?

Yes — UAE real estate can be included in your will.

Can I appoint guardians?

Yes — guardianship instructions for children can be included.

Is the government fee included?

No — the AED 950 ADJD fee is paid directly by you to ADJD.

How long does it take?

Once documents are ready, about 45–60 days, subject to court scheduling.

Can the will be amended later?

Yes — wills can be updated or amended if required.

Do couples need separate wills?

Yes. The mirror will package prepares two separate wills with matching instructions.

Not a call centre. A licensed team that **physically manages** your property.

Most owners deal with five companies for snagging, leasing, management, disputes and estate planning. With us, one team understands your property, your tenants, your compliance status and your estate plan.

One team. Everything.

No subcontractors, no middlemen. The same team from day one — inspections, leasing, maintenance, disputes, wills. You call one number.

Tools others don't have

Thermal cameras for hidden leaks, endoscopic cameras for pipes and ceilings — we inspect the places that cost you later.

Informed, not involved

Clear reports and direct updates. You know exactly what's happening without having to manage it yourself.

RERA licensed & compliant

Fully licensed by the Real Estate Regulatory Agency. Ejari, RDSC, ADJD — every process handled according to UAE law.

Proactive, not reactive

Regular inspections catch issues early — before a small leak becomes a major renovation. Prevention saves money.

Built for overseas owners

Most of our clients live outside the UAE. Our reporting, communication and estate planning are designed around that.

EVERY SERVICE AT A GLANCE

SERVICE	BEST FOR	TIMELINE
01 **Handover & snagging**	New owners receiving handover from a developer	**Inspection within 48 hours**
02 **Overseas owner management**	Landlords living outside the UAE	**Onboarding in 5–7 days**
03 **Exclusive rental & leasing**	Vacant properties that need the right tenant	**Average 9–21 days to tenant**
04 **Tenant disputes**	Landlords with problem tenants	**Case-dependent, 2–8 weeks**
05 **UAE wills (ADJD)**	Property owners, families and investors	**45–60 days to registration**

VEER&SANT. REAL ESTATE

GET STARTED TODAY

Your property deserves **better management.**

Book a free consultation — no commitment. We'll tell you exactly what your property needs, whether it's an inspection, a tenant, a dispute resolved or a will registered.

SCAN TO WHATSAPP US

Message us your community and property status.

CALL

+971 4 254 7443

WHATSAPP

+971 52 689 8597

EMAIL

hello@veersant.com

WEBSITE

www.veersant.com

OFFICE

Office 1001, Al Ameri Tower, Barsha Heights, Dubai

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