

FOR ESTATE & LETTING AGENTS

# The Property Lifecycle Documentation Engine

One walkthrough. Every document you need to let it, holiday-let it, and sell it—branded, defensible, and done for you.

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# The hardest part of the job shouldn’t be the paperwork.



## Hours of dreaded paperwork

The tedious, soul-sapping observation and data entry that eats your weekends and keeps you from selling. Attention does not survive repetition—the most capable people are the first to be worn down by it.



## Deposit & transfer disputes

Vague records lead to "he said, she said" arguments over fair wear and tear, or fixtures that suddenly go missing before transfer. The evidence is rarely there when you need it.



## Documents that don’t match your quality

You offer a premium service, but self-made asset registers and condition reports often look like amateur afterthoughts.

Your paperwork should match your authority.

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# One Walkthrough → Everything Below.

You capture the property once. We generate every document required across the entire property lifecycle, sitting on a single, defensible digital record.



**1 Phone Walkthrough**
(Your 2 minutes)

**AssetProof Specialist Team Engine**

- Condition Reports (In & Out)
- Furnished Inventories
- Fixtures & Contents Schedules
- Landlord Reports
- Market & Pricing Reviews
- Investor Income Prospectus
- Guest Packs & House Manuals
- Airbnb / Booking.com Listing Copy

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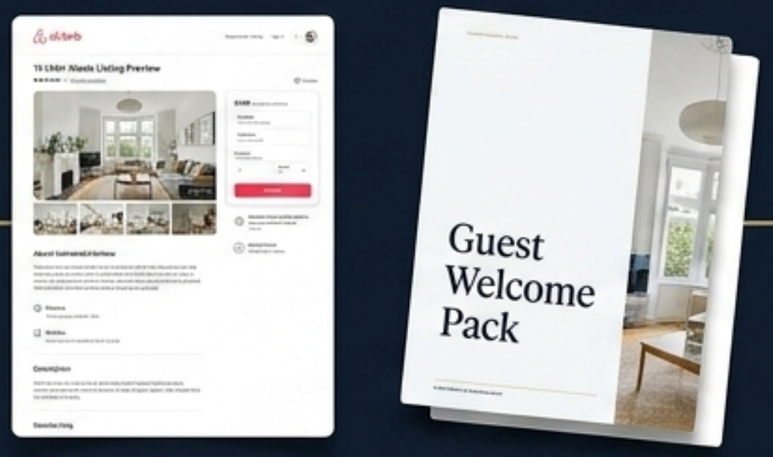
# Engineered for your rental mandates.

## When you let it (Long-Term)




- **Defensible Evidence:** Date-stamped move-in and move-out condition reports.
- **Zero Ambiguity:** Fair wear explicitly separated from damage. Deposit disputes are settled instantly, off the same signed-off page.
- **Owner Confidence:** Furnished inventories and polished, tidy landlord onboarding reports.

## When you holiday-let it (Short-Term)




- **Flawless Turnovers:** Ongoing condition and inventory checks between guests.
- **Optimized Marketing:** Ready-to-paste Airbnb and Booking.com listing copy, plus market and pricing reviews.
- **Five-Star Arrivals:** Comprehensive guest welcome packs and local-area house manuals.

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# Engineered to help buyers say ‘Yes’.

Give your sales mandates a competitive edge with a polished record that lifts the listing and removes friction at closing.




## Fixtures, Fittings & Contents Schedule

Crystal clear terms on exactly what stays and what moves. No transfer disputes over missing appliances or swapped light fittings.

## Investor Income Prospectus

The quantified, professional income story that helps property investors confidently pull the trigger, showing exactly how an apartment’s yield supports the bond.

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# You get the gold.
# We do the grind.



## Step 1: Your 2 Minutes (The Capture)

You walk the property, filming a short, narrated video and snapping close-up photos on your phone. Upload to a secure folder. You are done. Not another app to learn.




## Step 2: The Specialist Team (The Observation)

Our trained documentation specialists take over. They pore over every frame of your video, logging, condition-checking, and formatting the data with exacting patience.




## Step 3: Ready to Send (The Delivery)

Within ~48 hours, you wake up to a complete, branded, dated, and signed documentation pack, perfectly formatted and ready for your client.

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# Your authority, our heavy lifting.



## Win More Mandates

Pitch landlords and sellers with a comprehensive documentation suite your competitors simply cannot match. Good documents quietly make everything better for everyone.

## The Consummate Professional

Every document is white-labeled or co-branded. You look like you have an entire in-house documentation department ensuring perfection on every contract.

## Neutralise Disputes

Never get dragged into an opinion battle again. The evidence is upfront, photo-backed, dated, and signed—protecting you, the owner, and the tenant.

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# See it on one of your properties.

## The first walkthrough is completely free.

Send us a new let, a holiday unit, or a furnished sale. We will document it end-to-end so you can judge the finish for yourself. No software to master, no team to manage—just brilliant documents, done for you.

AssetProofSolutions.com | WhatsApp +27 82 221 4313 | Team@WirelessAlert.co.za

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