

PARTNER PACK

TWO WAYS TO WORK WITH US

You can work with us as a referrer, receiving 25% of our fee when a client you introduce completes a purchase, or as a partner, sharing our fee 50/50 on the clients we work on together.

AngelBricks helps UK investors buy property in Abu Dhabi. It is a trading name of PRSim Property Management L.L.C, a licensed real estate brokerage in Abu Dhabi (broker licence 20260000914493). It was founded by Ashley Osborne MRICS, a chartered surveyor and former Head of Residential Property, UK and Asia, at Colliers International, who is based in Abu Dhabi.

Referral: 25% of our fee

The referral suits firms that will introduce clients from time to time. It works like this:

1. A client tells you they are interested in property in Abu Dhabi, and agrees to be introduced.
2. You tell them you receive a referral fee (wording below), then send us the introduction form.
3. We contact the client and confirm to you that we have.
4. We handle the Abu Dhabi side from start to finish: shortlisting, checks, the purchase and management afterwards.
5. When the purchase completes and we receive our fee, we pay you your share, as set out in the referral agreement.

Type of purchase	Our fee on the deal	Your share
Resale (existing property)	The 2% brokerage commission set by Abu Dhabi regulation paid by the buyer.	25% of that commission
Off-plan (new build from a developer)	The commission the developer pays us	25% of that commission

For example, on a resale at AED 2,000,000, our 2% commission is AED 40,000, and your share is AED 10,000. We take one fee per deal, never two, and your share comes out of our fee, so it adds nothing to what your client pays.

Your part ends with the introduction. You don't need to advise on the purchase, and you shouldn't. Where clients need UK tax, mortgage or financial advice, we refer them to firms we work with.

Partnership: a 50/50 split

For firms with a steady flow of investors, we offer a long-term partnership in which we split our fee 50/50 on each completed purchase. In return, you act as your client's agent on the UK side of the purchase, alongside us:

- meeting your clients in person and staying their main point of contact through the purchase
- taking them through the paperwork, with our team checking each step
- keeping the purchase moving with us, from shortlist to completion

Our UK office supports you on the ground, and we stay responsible for the Abu Dhabi side as the licensed brokerage. The tax and advice rules in this pack still apply: UK tax, mortgage and financial questions go to an adviser. What each side does is set out in a partnership agreement.

	Referral	Partnership
Best for	Occasional introductions	A steady flow of investors
Your share of our fee	25%	50%
Your part	The introduction only	Acting as your client's agent through the purchase: meetings, paperwork and seeing it to completion
Agreement	Referral agreement	Partnership agreement

On the same AED 2,000,000 resale, your share as a partner would be AED 20,000. As with a referral, it comes out of our fee, adds nothing to what your client pays, and must be disclosed to your client.

If you're not sure which suits your firm, start with the referral and talk to Ashley about moving to a partnership as introductions build.

INTRODUCTION FORM

Complete this for each client and email it to info@angelbrics.com. Only send it once your client has agreed to be introduced.

Field	Details
Your name	
Your firm	
Your email and phone	
Client's name	
Client's email	
Client's phone	
Where the client lives	
What they are looking for (for example buy-to-let, holiday home, a move)	
Approximate budget (£ or AED)	
When they might buy	
Best time and way to contact them	
Anything else we should know	
Date	

Please confirm both of these when you send the form:

- ☐ My client has agreed to me passing their details to AngelBrics, so that AngelBrics can contact them about buying property in Abu Dhabi.
- ☐ My client knows I will receive a fee if they buy through AngelBrics.

We use your client's details only to contact them about property in Abu Dhabi, and we never pass them to anyone else without their agreement.

WHAT YOU CAN SAY TO CLIENTS

If Abu Dhabi comes up, keep to these lines and pass anything else to us. They are the same wording we use ourselves, and each has been checked.

When this comes up	You can say
Raising it	"Some of our landlords are looking at options outside the UK. We work with AngelBrics, a licensed brokerage in Abu Dhabi, who can talk you through buying there."
Who AngelBrics are	"AngelBrics is a licensed real estate brokerage in Abu Dhabi. It was founded by Ashley Osborne MRICS, a chartered surveyor and former Head of Residential Property, UK and Asia, at Colliers International."
Tax	"The UAE has no personal income tax. UK tax residents remain liable to UK tax on overseas rental income and gains. Take independent tax advice."
Golden Visa	"Property worth AED 2 million or more can qualify the owner for a renewable 10-year UAE Golden Visa. Eligibility is set by the UAE authorities."
Buying costs	"On a resale, the broker's commission in Abu Dhabi is 2% of the price, set by regulation. AngelBrics can explain the other costs."
Selling UK property	"Many landlords are reviewing their options. Speak to a UK tax adviser about capital gains tax before deciding anything."
Returns, yields, prices	"AngelBrics can take you through that. They have a free investor guide covering costs, UK tax and risks."

For anything not on this list, the answer is "AngelBrics will be able to tell you", and send us the introduction form.

WHAT NOT TO SAY

Never describe Abu Dhabi property in these terms, and never advise a client whether to buy or sell. That protects your client, your firm and us.

Never say	Why	Say instead
Tax-free	UK residents are taxed on overseas income and gains	The tax line above, with its qualifier
Guaranteed returns or income, can't lose	No property return is guaranteed	"AngelBrics can take you through the figures"
Risk-free, safe, safe haven	Every investment carries risk	"It's a regulated market"
Golden Visa guaranteed	Eligibility is set by the UAE authorities and changes	The Golden Visa line above
Government-backed	No state guarantee exists	"It's regulated by the Abu Dhabi authorities"
FCA-regulated or RICS-regulated	AngelBrics is neither; MRICS is Ashley's personal qualification	"A licensed brokerage in Abu Dhabi, founded by a chartered surveyor"
You should sell your UK property	That is tax and financial advice	The selling line above
Best investment, only a few left, act now	Unsupported claims and false urgency	Nothing; leave it to us

Please don't quote yields, returns or price growth figures, even ones you have seen from us. Each comes with assumptions that need explaining, so we give them to clients directly.

TELLING YOUR CLIENT ABOUT THE FEE

Your client must know you receive a fee before you introduce them. Say it in your own words, or use this:

"Just so you know, if you decide to buy through AngelBrics, they pay us a fee out of their own fee. It doesn't add anything to what you pay, and you're under no obligation to buy."

If you introduce clients by email, add this line:

"[Your firm] receives a fee from AngelBrics if you buy through them. It is paid from AngelBrics' own fee and does not change the price you pay."

Please never present the fee, or the arrangement with us, as a reason to buy.

CONTACT

Send introductions and questions to Ashley, who handles every partner client personally.

Contact	Ashley Osborne MRICS, Founder
Introductions	info@angelbrics.com
Book a call	angelbrics.com/call
Website	angelbrics.com

AngelBrics is a trading name of PRSim Property Management L.L.C, a licensed real estate brokerage in Abu Dhabi. This pack is for partners who have signed an AngelBrics referral or partnership agreement; where the two differ, the agreement applies.