

Buying a Dubai apartment remotely through an AI assistant

Episode 1. Choosing a broker

I asked Claude Code to find me brokers in Dubai. Here is what came out of it.

- 1 We covered 53 agencies. In more than 50% of cases, a broker could not be chosen.** Check whether your agency is on the list.
 - 2 14 brokers made the final list.** Will you find yourself there?
 - 3 We collected the best practices: what a broker profile needs so that a client's AI picks that broker.**
 - 4 We found 5 worst practices to avoid.**
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Sergei Ponomarev · AI Business · aibusiness.vc · version 1.0 · 20 October 2026

We ran a test purchase on small and mid-sized Dubai real estate agencies

We covered 53 agencies. Here is what we were able to establish.

Sergei Ponomarev · AI Business, an independent project · version 1.0 · the websites were visited on 20 October 2026

1. Summary: what a client's AI saw on 53 websites

Picture a buyer in Europe who tells their AI: "Find me a broker I can trust with buying an apartment in Dubai remotely, from Europe." The buyer is not calling anyone yet. First their AI reads agency websites and looks for the right person. Will it find your brokers, understand what they do, and explain to the buyer why they should contact them?

I tested this on myself. I asked the AI assistant Claude Code to find me a broker on the websites of small and mid-sized Dubai agencies. This is a research experiment: it does not involve a real purchase of an apartment, and we do not assess the brokers' work. Here are the four main findings.

1. We covered 53 agencies. In 31 cases the search did not reach the point of choosing a broker. The reasons differ. On 8 websites the terms prohibit automated access or data collection, so we stopped ourselves. Another 3 websites did not open during our check. On 9 websites we did not find a specific broker on the pages we read. On 11 we found names but could not tell who was right for buying an apartment from abroad. This does not mean those agencies have no such specialists. It means our AI could not pick them from the pages it read. The agencies are listed in Appendix B.

2. The AI proposed 14 brokers. But can they run a purchase without the client coming to Dubai? Some agencies describe remote purchase as a company service. In the profiles of these 14 people we found no example of the broker personally handling such a deal. The experience may exist, but the website does not describe it. So the buyer will have to ask this question in person.

3. It is easier for the AI to propose a broker when the profile holds the key facts. The person's experience, the property they work with, the languages they speak, their licence number and a way to reach them directly. We found all five in the profiles we read on 4 of the 33 websites that list staff. They help a buyer decide whom to call, but by themselves they do not prove the quality of a broker's work. Examples are in section 5.

4. On some websites we met test records and unfilled profiles. For example, placeholder text instead of a broker's biography. A buyer and their AI learn nothing about the person from such a profile. Section 6 collects five such practices. We do not name the four agencies where these are test records, template samples and placeholders, and we do not judge their services by such records.

What we checked. Whether an AI can find a broker on the website and explain the choice. We did not check reputation, the validity of licences or the quality of the brokers' work. The list is not a ranking or a recommendation on whom to trust with a deal. This is a research experiment: nothing was bought, we do not intend to buy, and no enquiries were sent. The agencies did not commission or pay for it.

2. What kind of broker the buyer was looking for

In the story behind this study I am buying an apartment abroad for the first time: ready, with one bedroom, to rent out long-term. I do not need a call centre or a script. I need one specific person who will take me from the first call to the keys and answer my questions personally.

I want to work with a small or mid-sized team where I can talk to one specific broker. So large agencies and international networks were not included in this episode. We left out companies that themselves state 100 or more brokers. Where the team size was not stated, we kept the agency on the list and noted that the size is unknown.

We searched on the agencies' own websites, without the large listing portals. On 16 October Bayut (bayut.com) showed a security check that our tool did not pass. In the terms of Property Finder (propertyfinder.ae) we found a prohibition of automated access and stopped. We did not test other AIs or other ways of accessing these portals. We also did not use the Dubai Land Department's broker register. On agency websites we read the terms first: where they prohibit automated access or data collection, we did not look for brokers on that site.

The task given to the AI (shortened; the original is kept in the study materials):

I live in Bulgaria and I want to buy a new, ready 1-bedroom apartment in Dubai directly from a developer, to rent it out long-term. I have not decided on the area or the budget, but I would rather not buy far from city life. Find me a good, experienced broker with a reputation I can check, who speaks English and can help organise the purchase while I stay in Bulgaria. I need specific people, not agency names. For each: what confirms their experience and specialisation, public contacts, why this person, and what still needs to be found out. Do not rank them. Look among small and mid-sized agencies.

3. 53 agencies: where the search stopped

Finding a name is not enough. You need to understand why this person is worth contacting. So the AI looked for experience, specialisation, English, the broker's licence number and personal contacts. We checked whether these facts are on the page, not whether they are true.

What happened during the search	Agencies
Covered	53
We stopped ourselves: the terms prohibit automated access or data collection	8
The website did not open during our check	3
No specific broker found on the pages we read	9
Names found, but it was unclear who fits our purchase	11
A broker found with a description of experience or specialisation	22
Experience and specialisation stated, plus English, a licence number or a personal contact	17
On the final list	14

How 22 people became 14. First the AI kept 17 brokers: their experience and specialisation related to apartment purchase or investment are both described, and at least one of three further facts is stated: English, a licence number or a personal contact. Then the AI excluded two because of the areas they work in and one with little experience in real estate. 14 candidates remained. This is a list for a first conversation: with each of them it still needs to be found out whether they work with ready apartments from developers and can run a purchase without the client coming to Dubai.

On 33 websites we found staff and examined one person per site. Here is what we were able to find about that person:

What the AI looked for	Found
Specialisation matching the task	21 of 33
Experience or results in figures	19 of 33
A personal contact, not the agency's general number	18 of 33
English stated explicitly	14 of 33
A broker licence or permit number in the profile	10 of 33

Websites label the numbers differently: BRN, Broker Registered Number, Agent License, Permit Number. We keep the website's label in this report. We did not verify the numbers or the registration status in the register.

4. The 14 brokers on the final list

The brokers are listed alphabetically by agency, not by rank. Experience, languages and results are taken from the agency websites and were not independently verified by us. The link in the name opens the page we read; it may have changed since. We do not reproduce personal phone numbers or email addresses.

Broker	Agency	What the website says about them	Why the AI proposed this person
Rehab Soliman	Binayah Properties	Sales Director; 7 years in the Dubai market; Dubai Marina; English, Arabic; licence number RERA BRN 74625	experience and area described; languages, licence number and a personal contact stated
Galina Lukanova	Dacha Real Estate	in Dubai real estate since 2007; sales in JBR, Dubai Marina, Palm Jumeirah; English, Russian; licence number BRN 23817	experience since 2007 described; areas and licence number stated
Egejuru Obinna	Edge Realty	more than 7 years in Dubai real estate; sales, leasing and new projects, including JVC and Dubai Silicon Oasis; "My main language is English"	experience in sales and new projects stated
Elvira (surname not given)	Elvira Properties (the website names Thrivestate Square Real Estate)	150+ properties sold and \$85M+ stated; we did not check how these are counted; works with developers; 4 languages	the website describes work with foreign investors and remote purchase
Rayan Dool	Espace Real Estate	10+ years; sales in projects under construction (Off-Plan Sales); English; licence number BRN 65120	experience and licence number stated; work with ready apartments needs to be clarified
Jovan Malivuk	Huaxia Real Estate	in Dubai real estate since 2014; 5 years at Azizi Developments, up to Director of Sales	experience at a developer stated
Ateeq Ahmed Nakhwa	Kun Real Estate	8 years in real estate; Head of Sales; works with clients and developers	experience and work with developers described, personal contact given
Adnan Haider	Luxe Haven Real Estate	4 years; serviced apartments in Downtown Dubai and The Hills; English	areas and property type stated, personal contact given
Hovik Kassis	Morgans International Realty	over 11 years; more than AED 500 million in closed transactions; Top Performer for New Developments (2017); English	experience with new developments and investors stated
Evgenya Slavyanskaya	Paragon Properties	11 years as a real estate asset manager in Dubai; investment advice; English; Permit Number 55337	asset management experience described; work with apartment purchases needs to be clarified

Broker	Agency	What the website says about them	Why the AI proposed this person
Rakesh Sharma	RBA Real Estate	17th year in Dubai real estate; investment and off-plan purchases from developers	long experience and work with investment purchases described
Emilia Dimitrova	Royal Home Real Estate	20+ years in the UAE market; apartments; JBR, Dubai Marina, Palm Jumeirah, JVC; Russian, Bulgarian, English, Italian; Agent License 23811	experience, areas and Bulgarian stated
Daniyal Dawood	Vierra Property	4 years; secondary sales and off-plan; Dubai Marina, Dubai Silicon Oasis, Al Jaddaf; English; Broker Registered Number 58250	areas, deal types and licence number stated
Musaib Mehraj	Xperience Realty	7 years; construction projects and work with investors; English	the profile speaks to first-time buyers

Besides English, one profile lists Bulgarian, the language of the country I live in. For me that is an extra reason to start a conversation, not a basis for judging the quality of the person's work.

What the buyer should ask a broker before starting. The AI compiled a list of 14 people, but it has not yet found out who can actually run the purchase I need. So before choosing a broker I will ask each of them:

1. Have you already helped a client buy an apartment without coming to Dubai? How did you handle the power of attorney, the payments and the handover?
2. Do you work with ready apartments directly from developers? Some profiles describe other property and deal types.
3. Will you personally lead my purchase in English, from the first conversation to the keys?
4. What is your broker licence number and where can I check that the registration is valid? For 8 of the 14 candidates we did not find a number in the profiles we read.
5. How do I reach you directly rather than the agency's office? For 5 of the 14 candidates we found no personal phone, email or other direct way to contact the broker in the profile.

5. Best practices: what to put in a broker profile

It is easier for an AI to pick a broker when the website clearly says who the person is and which clients they work with. Below are examples from our search. They make a profile clearer but do not guarantee a recommendation from any AI.

1. **The key facts about the broker are in one profile.** Experience, specialisation, languages, the broker's licence number and a personal phone, email or messenger. The buyer and their AI do not have to collect these facts from different pages. In the profile of Rehab Soliman (Binayah Properties) they sit side by side. In the profile of Daniyal Dawood (Vierra Property) there are separate fields and contact buttons for them.
2. **Experience and languages are shown already in the team list.** For Musaib Mehraj (Xperience Realty) these facts are visible before the personal profile is opened. The AI can spot the right person at once and then read more.
3. **The broker's licence number is clearly labelled.** In the profile of Emilia Dimitrova (Royal Home) it is labelled "Agent License"; for James Gosling (Exclusive Links) it is "Broker no.". A clear label helps to tell the broker's number from the agency's number, a phone number or another permit. The buyer gets a number to check in the register; we did not run that check.
4. **The broker's specialisation is stated clearly.** It is easier for the AI to choose a person when the profile says which apartments they sell and which deals and areas they work with. I need a ready apartment from a developer to rent out: the single word "property" is not enough for that choice. The profile of Galina Lukanova (Dacha) lists the areas she works in: JBR, Dubai Marina and Palm Jumeirah. That helps to judge the areas; experience with ready apartments from developers still needs to be clarified.
5. **It says whether the broker works with clients who buy without coming to Dubai.** It helps to describe not only the agency's service but the person's own experience: how they organise viewings, documents and the handover of keys. The Elvira Properties website has a separate guide to remote purchase. It explains the process at agency level; the broker's personal experience with such deals still needs to be found out.
6. **Extra languages are an advantage for a specific buyer.** The profile of Emilia Dimitrova (Royal Home) lists Bulgarian. I live in Bulgaria, so for me it is a plus. For another buyer a different language may matter. The language itself does not prove the quality of a broker's work.

6. Five worst practices to avoid

On some pages of several agencies we found records from which nothing can be learned about a broker. Below are the practices themselves, without company names. The four agencies where such records stand in place of information about people are not named at all; for two named agencies such records are noted in Appendix B as "what to improve". We did not look into why these records appeared on the websites.

1. **Test records in the broker list.** Service addresses and empty profiles that look like records used to test the website. They should be removed from the list of working specialists.
2. **Data from a demo template.** A profile holds facts that look like a sample to fill in rather than information about a specific person. Every field needs to be checked and the samples replaced with facts about the broker.
3. **"Lorem Ipsum" instead of a biography.** Placeholder text used during website development. It says nothing about the broker's experience or specialisation. It needs to be replaced with a biography.
4. **A placeholder instead of years of experience.** The experience field holds a letter rather than a number of years. State the experience or remove the empty field.
5. **The company name instead of the broker's name.** The page looks like a specialist's profile but speaks only about the agency. Give the person's name and experience, or make it clear that this is a company page.

Why this matters. Our AI chose brokers by the text of the pages. From an empty profile or placeholder text it could not learn who the person was, and it left such profiles out of the list. This is an observation about specific pages, not an assessment of the agency's services. We did not measure buyers' trust or the effect of such records on sales.

Among the named agencies we also met fields worth checking: an empty licence number field, the same licence number in different profiles, the office's general phone instead of the broker's personal phone. Advice for each agency is in Appendix B. Such records do not prove that a person has no licence or that their biography is wrong.

7. How we checked

Whom we checked

We found the agency websites through web search, without portals or the DLD register. From 38 candidates found on 16 October we removed one company not based in Dubai and four large companies or networks. 33 remained. Another 30 candidates were found on 20 October: we shuffled the list at random and took the first 20. Three unsuitable websites were replaced from the remaining candidates: they were not websites of suitable agencies. Websites that prohibit automated access were not replaced; the stop was recorded. In total we covered 53 agencies. This is not a sample of the whole Dubai market.

How the pass went

20 October 2026, from 05:55 UTC. Claude Code opened pages in the Chrome browser with scripts and saved them. It then read the saved text and chose brokers. On each website it first checked the terms, then the team page and up to 12 personal profiles. Nobody was contacted or called, no enquiries were sent, nothing was booked or bought.

Where the terms expressly prohibited automated access or data collection, the search for brokers on that website stopped. Clauses that only concern copyright or personal non-commercial use were recorded, but under the rules of our pass the website was not excluded. This is our decision on the procedure, not legal permission to use the materials. We do not publish full copies of pages or brokers' contacts: the report holds only brief facts about their work and short quotes.

Second check by another AI

Codex reviewed the first draft and found errors in our tool: it had skipped part of the text and had not opened some profiles. After that we re-read the full saved texts of all 42 websites we were able to enter. For 24 agencies where no broker could be chosen at first, we checked the links on the team pages and opened a further 38 personal pages that had been missed. On five websites this led to a broker with a described experience or specialisation. Six incorrect observations were removed. We also verified that the quotes are present in the saved texts.

What we did not check

- Brokers' reputation beyond the agency website. Reviews on portals, LinkedIn and the DLD register were not checked here.
- Every page of every website. The AI read text, did not click tabs or buttons, and opened up to 12 profiles in large teams. If we did not find something, that does not mean it is absent from another page.
- The validity of licences. A number on the website does not yet confirm a valid registration. And the reverse: a missing number in a profile does not mean the broker has no licence.
- The truth of statements about experience, deals and awards. We recorded what the agencies and brokers say about themselves.
- The exact size of most teams. For example, Dacha states about 100 employees but does not claim 100 or more brokers; under our rule the agency stayed on the list.

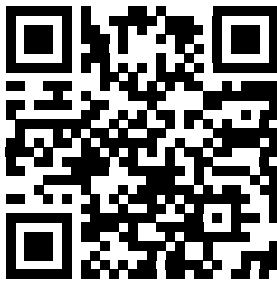
8. What to do with this

Start with one broker's profile. Is it clear which apartments and deals they handle, what their experience is, which languages they speak, where their licence number is and how to reach them directly? If a client buys without coming to Dubai, is it described how the broker will help? Then check that the team has no test records or empty profiles.

You can do this yourselves or order a check from us. Before the work starts we agree exactly what is checked:

- **AI Company Scan.** We ask five AI models about your agency. We show their answers and mark which facts need checking.
- **GEO Audit.** We check whether an AI can open and understand the website and suggest what to improve. We do not guarantee inclusion in AI recommendations.
- **AI Test Purchase.** We give an AI your buyer's task and walk the website with it, without sending an enquiry or making a purchase. We show what happened, where the AI stopped and what to fix first.

Request: aibusiness.vc/service-check · questions: info@aibusiness.vc. If your agency is in Appendix B, we will send you what we recorded about it, free of charge. No order is needed for that.



What is next

This is a research experiment. We are not buying anything and do not intend to, and we do not assess the work of brokers. We checked one thing only: how accessible brokers are to a client who looks for them through an AI. The quality of their work, their deals and their results are outside this study.

In the next experiment we plan to check the accessibility of developers' websites: what an AI can find out when the buyer is already choosing a specific project or apartment. Episode 2: "Show me the apartments".

If you would like us to include your website in the next experiment or to check it further, write to info@aibusiness.vc. We will consider the suggestion but do not promise to include the website or to assess it favourably.

About the author

Sergei Ponomarev, PhD in political science. For 7 years he ran quality assessment of public services: standards, independent inspections, hundreds of test purchases. Now he runs the same test purchases with AI on company websites and helps companies prepare their websites for clients who come through an AI assistant.

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Appendix A. Study materials

The author keeps the task given to the AI, its answer, the log of pages visited and the reasons for the choice for each agency. Copies of pages are recorded with date, time and a checksum that lets anyone verify the file has not changed. Full copies of pages, screenshots and brokers' contacts are not published. An agency or a broker mentioned here may request the links and excerpts our description is based on. These materials do not replace an extract from the register and do not confirm a broker's qualifications.

Clarifications and corrections

If an agency or a broker has found an error or wants to add an explanation, write to info@aibusiness.vc. We will consider the request and correct a confirmed error, with the date. This is free and does not require buying our services.

Appendix B. Two lists: 49 agencies by name and 4 without names

This is not a ranking of agencies or an assessment of their services. It records what the AI read on the pages on 20 October 2026. Where we suggest adding facts to a profile, this does not mean they are absent elsewhere on the website. We did not check licence numbers in the register, did not call the phone numbers and did not send messages.

One piece of advice for all: state in the profile whether this broker has helped buy an apartment without the client coming to Dubai, and how they organise such work.

List 1. 49 of the 53 agencies we covered

The agencies are in the order of the check, not from best to worst.

No.	Agency	What happened	What is good	What could be improved
1	Infinity Realty	The terms prohibit automated data collection. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
2	Preview Properties	Broker names are there, but it is unclear who fits our purchase	names and positions stated	add links from the names to profiles with experience, specialisation and contacts
3	Dacha Real Estate	Galina Lukanova made the list of 14	experience, specialisation, English and licence number stated	give the broker's personal contact: the profiles we read repeated the agency's general phone
4	Paragon Properties	Evgenya Slavyanskaya made the list of 14	experience, specialisation, English and permit number stated	add a personal contact; in another profile we read, fill in the empty biography and permit number fields
5	Huaxia Real Estate	Jovan Malivuk made the list of 14	experience, specialisation and personal contact stated	add languages and a licence number to the profile; in two profiles we read, replace the placeholder text with the broker's biography
6	Tanami Properties	No specific broker found on the pages we read	work with developers and the agency's services described	add links from the services to the brokers who provide them
7	Morgans International Realty	Hovik Kassis made the list of 14	experience, specialisation and English stated	add the broker's licence number and a way to reach him directly
8	Vierra Property	Daniyal Dawood made the list of 14	experience, specialisation, English, licence number and personal contact stated	all key facts are there; the profile could add experience with remote clients
9	Binayah Properties	Rehab Soliman made the list of 14	experience, specialisation, English, licence number and personal contact stated	check another profile where the licence number reads "00000"; we did not check registration status

No.	Agency	What happened	What is good	What could be improved
10	Property Dubai	No specific broker found on the pages we read	purchase without the client's visit, by power of attorney, is described in detail	show the brokers who handle such purchases next to the service description
11	Mayak Real Estate	No specific broker found on the pages we read	key handover and other after-purchase services described	say who personally provides these services and link to their profiles
12	Tesla Properties	The terms prohibit automated viewing of the website. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
13	AMCA Properties	No specific broker found on the pages we read	work with local and international clients described	make the link to the brokers, their experience and contacts visible
14	Arab Land Real Estate	No specific broker found on the pages we read	purchase, sale and rental services described	add links from the services to the brokers who provide them
15	Harbor Real Estate	No specific broker found on the pages we read	the company's experience and services described	give visible links to broker profiles on your own website, not only on portals
16	RBA Real Estate	Rakesh Sharma made the list of 14	experience, specialisation and personal contact stated	add languages and the broker's licence number to the profile
17	Luxe Haven Real Estate	Adnan Haider made the list of 14	experience, specialisation, English and personal contact stated	add a licence number; on another page we read, clarify whose profile it is: we found no name there
18	Ray Wood Properties	No specific broker found on the pages we read	services listed, including advice on new projects	add links from the services to the brokers who provide them
19	Royal Home Real Estate	Emilia Dimitrova made the list of 14	experience, specialisation, English, licence number and personal contact stated	check identical licence numbers in different profiles we read, and the language lists; we did not check registration status
20	Profound Properties	The terms prohibit automated access. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
21	Daark Real Estate	We found the profile of Shenouda Samaan, but did not include him in the list of 14	experience, English, licence number and personal contact stated	clarify the specialisation; in another profile, state where the review score comes from
22	Homes 4 Life Real Estate	We found the profile of Syed Noaman Ali Shah, but did not include him in the list of 14	experience and specialisation described	add languages, a licence number and a personal contact; the profiles we read repeated the office phone
23	A1 Properties	The terms prohibit automated data collection. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access

No.	Agency	What happened	What is good	What could be improved
24	Phoenix Homes Real Estate	We found the profile of Asad Manzoor, but did not include him in the list of 14	experience, specialisation and personal contact stated	add languages and the broker's licence number to the profile
25	Enlighten Properties	We found the profile of Yelizaveta Marulina, but did not include her in the list of 14	specialisation, licence number and personal contact stated	add experience and languages; in another profile we read, fill in the empty broker card field
26	Footprint Real Estate	The website did not open during our check. Cause unknown	we could not read the website	check that the website opens from different countries and connections; we did not establish a fault
27	McCone Properties	The website did not open during our check. Cause unknown	we could not read the website	check that the website opens from different countries and connections
28	Maple & Rose Real Estate	The website did not open during our check. Cause unknown	we could not read the website	check that the website opens from different countries and connections
29	Dubai Immo	Broker names are there, but it is unclear who fits our purchase	the cards we read show a broker card number and WhatsApp	add experience, specialisation and languages
30	Edge Realty	Egejuru Obinna made the list of 14	experience, specialisation and English stated	add a licence number and a personal contact: the email button leads to the agency's general address; in two profiles we read, give the broker's name, which is currently the company name
31	On Plan Real Estate	Broker names are there, but it is unclear who fits our purchase	names and positions stated	add each broker's experience and specialisation; explain what the agent categories on the website mean
32	DRN Real Estate	Consultant names are there, but it is unclear who fits our purchase	positions stated, work with European investors described	add full names and personal profiles; show who handles such clients
33	Aurantius Real Estate	Broker names are there, but it is unclear who fits our purchase	languages and areas stated	describe experience with ready apartments from developers and give personal contacts
34	Kun Real Estate	Ateeq Ahmed Nakhwa made the list of 14	experience, specialisation and personal contact stated	add languages and a licence number; describe each broker's experience separately
35	Realty Force	The terms restrict collection of the website's materials. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of reading and using the materials

No.	Agency	What happened	What is good	What could be improved
36	Elite Merit	The terms prohibit automated data collection. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
37	Elvira Properties	Elvira made the list of 14; we found no surname on the page we read	results, specialisation, English and personal contact stated; work with foreign investors described	state the surname, the broker's licence number and the source of the figures on results
38	Emirates Immo	Staff are listed, but it is unclear who fits our purchase	purchase and rental without the client's visit described	show who personally handles such clients and describe that person's experience
39	Espace Real Estate	Rayan Dool made the list of 14	experience, specialisation, English and licence number stated	give a personal contact; align the job title in the team list and in the personal profile
40	Exclusive Links	We found the profile of James Gosling, but did not include him in the list of 14	experience, specialisation, English, licence number and personal contact stated	all key facts are there; the profile could add experience with remote clients
41	La Foret	The terms prohibit automated data collection. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
42	Excel Properties	Broker names are there, but it is unclear who fits our purchase	contact buttons and listings in the profiles	add the broker's own experience and specialisation to the listings
43	Property Legacy	No separate broker profile found on the pages we read	broker names appear in reviews	make the link to the team and personal profiles visible
44	Aeon & Trisl	Broker names are there, but it is unclear who fits our purchase	positions and personal contacts stated	add experience, specialisation, languages and the broker's licence number
45	White & Co Real Estate	We found the profile of Navi Singh, but did not include him in the list of 14	experience, specialisation and personal contact stated	add languages and the broker's licence number to the profile
46	Xperience Realty	Musaib Mehraj made the list of 14	experience, specialisation, English and personal contact stated	add the broker's licence number to the profile
47	Continental Club Property	The terms prohibit automated access. We went no further	the terms can be read on the website	if you want to accept clients' AIs, state a permitted way of access
48	The Network	Broker names are there, but it is unclear who fits our purchase	positions and listings in the profiles	add each broker's experience and specialisation, give personal contacts

No.	Agency	What happened	What is good	What could be improved
49	Monrer Real Estate	No specific broker found on the pages we read	family business and personal approach described	show which people work with clients and link to their profiles

Three websites from the initial list did not meet the selection criteria. Others from the reserve were taken instead. These three websites are not among the 53; the reasons for replacement are recorded in the log.

List 2. Four agencies we do not name

Below are examples from individual pages we read, without agency names or links. The order is arbitrary. These records do not show why they appeared or how the agencies serve their clients.

	What we found	What could be improved
Agency 1	records in the team list that look like test records	check the list and remove service records from it
Agency 2	data in a profile that looks like a template sample	replace the samples with facts about the specific broker
Agency 3	a letter placeholder instead of years of experience	state the experience or remove the empty field
Agency 4	a service label on the team page, and symbols instead of apostrophes in the company text	remove the service label and fix the text display