Renting out a Dubai apartment remotely with an AI assistant

Series 3. Choosing a holiday home operator

I asked Claude Code to find a company that would rent my apartment to tourists while I live in Europe. Here is what it could learn from their websites.

1. **Can an owner sign up without flying to Dubai? Only two websites said so directly. Is yours one of them?**
2. **Not one operator said in which currency the owner gets paid or what a transfer abroad costs.**
3. **Many name a commission rate, but almost none say what it is calculated on. Check how your website puts it.**
4. **At three operators, different pages give different commission rates. Could that be you?**

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We ran a test purchase with Dubai holiday home operators

We covered 66 companies that rent out owners' apartments to tourists. Here is what we found.

Sergei Ponomarev · AI Business, independent project · version 1.0 · website review conducted on 2 November 2026

1. Summary: what the owner's AI learned from 52 websites

In the first two episodes, my AI assistant looked for a broker and an apartment. Now imagine the next step: a one-bedroom apartment in JVC (Jumeirah Village Circle) has been bought. I live in Bulgaria and want to rent it to tourists for short stays. I cannot look after guests myself, so I am looking for a management company licensed for holiday homes. The main condition: everything must be arranged without flying to Dubai.

I asked Claude Code to go through these companies' websites and find 8 things an owner wants to know before the first call: do they work in JVC, can an owner sign up remotely, which documents are needed, what management costs, how much the apartment can earn, how the money arrives, what happens when something breaks, and how to get in touch.

The purpose of this research is not to rate companies. We look at what an owner and the owner's AI assistant can learn from a website, and we show operators what they could add so that such an owner reaches a contract. This is not a ranking: companies always appear in the order of our review.

Stage	Companies	What this means
On the list	66	Companies whose websites offer owners short-term rental management in Dubai
Stopped because of website terms	1	The website terms directly prohibit automated data collection
Website did not open	9	Connection error, certificate error or a blank page
Website opened, text could not be read	4	Pages show text only after running scripts, or refuse access
Read	52	Answers to all 8 questions were collected for these

What works well. All 52 websites we read offer a way to get in touch, and 51 of them give a phone number, WhatsApp or email without a form. 40 describe what happens with breakdowns and damage, 36 give an income estimate, 29 mention JVC, and 28 say something about documents and the permit. Several operators have solutions that would help owners on any website (section 5).

Where an owner abroad still lacks answers. Three main findings.

1. Signing up without flying to Dubai: two of 52 websites say so directly. Colife says the agreement can be signed remotely and there is no need to be in Dubai. StayBetterDXB says contracts and unit setup are handled digitally and there is no need to fly in for a handover. Five more companies say they work with owners abroad but do not explain how to sign the agreement or hand over the keys. The other 45 websites say nothing about remote onboarding.

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2. Money to Europe: 23 say when it arrives, none say in which currency or what the transfer costs. Seven operators give an exact payout day, for example "before the 10th". But none of the 52 websites says in which currency the owner will be paid, whether money is sent to a foreign account, or who pays the bank fee. Only two hint at transfers abroad: Stay Local promises to transfer payouts "wherever you say", and Colife "in any convenient way".

3. 21 of 52 name a commission, but only five make clear what it is calculated on. The rates on the websites range from 12% to 25%; some include VAT, some add it, and some do not mention tax. For an owner, the base matters as much as the rate: some companies take a percentage of total booking revenue, others of the amount left after the platform fee or after cleaning and utilities. At three operators, different pages of the website (and at two of them, the same page) give different rates. This may reflect different plans or conditions, but an owner cannot tell from the website.

What this means in money. Royale Stays gives the average income of a one-bedroom apartment in JVC: AED 9,100 a month at AED 380 a night and 80% occupancy. Its own rate is from 15% of gross revenue, which is from AED 1,365 a month. For scale, as a mathematical example: on that revenue, every 5 percentage points of commission cost the owner AED 455 a month, about AED 5,500 a year. Real rates of different companies cannot be compared this way, because their base and services differ. And this does not yet include the exchange rate and the bank fee for transferring the money to euros, which the websites do not mention.

What we checked. Whether an owner in another country can tell from a management company's website if it suits them, and prepare for the conversation. We did not check the quality of management, actual returns or company licences, signed nothing and sent no enquiries. None of the companies commissioned this research.

2. What we asked the AI to do

Who the owner is. The same character as in the earlier episodes: I live in Bulgaria, have bought a one-bedroom apartment in JVC and want to rent it to tourists through a management company. Before the first call, I want to understand four things: can I sign up remotely, what will management cost, how is income calculated, and how will the money reach me in Europe.

Why short-term rental. This is my choice as the owner: I want to rent the apartment to tourists for short stays rather than to one tenant for a year. Short-term rental in Dubai requires a holiday home permit from the Department of Economy and Tourism (DET). Who applies for it, the owner or the management company, and which documents are needed, is exactly what we asked the websites. The official DET page states that a power of attorney is needed if the property management letter is signed by the owner's representative. So an owner abroad should check the process with the operator in advance.

Why management companies, not portals. Bayut and Property Finder show sale and rental listings, but they do not choose for the owner whom to trust with the apartment. Airbnb and Booking.com bring guests, but they do not meet them, clean or fix a tap. A management company does all of that. That is why we looked at the companies' own websites.

What exactly we asked the AI. To find answers to 8 questions on each company's website:

1. Do you take apartments in JVC?

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2. Can an owner sign up remotely: online signing, power of attorney, key handover without travelling?
3. Which documents does the owner need, and who applies for the DET permit?
4. Commission: what percentage, and of what amount?
5. How much can the apartment earn: a calculator, a worked example, averages and what they are based on?
6. Owner payouts: how often, in which currency, to a foreign account, with what transfer fees?
7. Repairs and damage: who decides, who pays, is there insurance and a guest deposit?
8. How to get in touch: phone, WhatsApp, email, form?

For each answer, the AI attached a link to the page and a verbatim quote. If there was no answer, it recorded that.

3. The owner's 8 questions: where websites answer and where they are silent

Owner's question	Found on websites	What this means for the owner
How to get in touch	52 of 52	51 companies give a phone number, WhatsApp or email; one offers only a form
What happens with breakdowns and damage	40 of 52	Most say the company arranges repairs; fewer say who pays and above what amount the owner's approval is needed
How much the apartment can earn	36 of 52	Many give only a promise like "30–60% more than long-term rental" or a request form; figures with an explanation of their basis are in the minority
Do you work in JVC	29 of 52	9 companies say directly that they take apartments in JVC; for the rest, JVC appears in listings, in a form's area list or in market data
Documents and the DET permit	28 of 52	Most often "we will get the permit for you"; a specific list of owner documents was found at 6
Owner payouts	23 of 52	Almost always just "monthly"; an exact day at 7; currency and transfer cost at none
Commission	21 of 52	Rates from 12% to 25% (with VAT treated differently or not stated); what the percentage is calculated on is clear at 5
Remote onboarding	7 of 52	Stated directly at 2; 5 more say they work with owners abroad, without details

On the owner pages we read, we found nothing about a power of attorney, that is, signing documents through a representative in Dubai.

"Found" includes any mention we found. It does not mean the website fully answered the question: for example, 29 companies mention JVC, but only 9 say directly that they take apartments there. The reverse is also true: "not found" means the AI found no answer on the pages it read. That does not prove the company does not work this way: the answer may be in the contract, in the owner portal or with a manager.

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4. The owner's money: commission, income and payouts

What management costs

Below are all 21 companies where a rate was found, in the order of our review; the pages were viewed on 2 November 2026. This is not a ranking or a price comparison: different services, plans and conditions are included in the rates. Where a company gives several rates, we did not establish whether they refer to the same service and the same conditions.

Company	What the website says about commission	Calculated on	Page
AirDXB	16.75% incl. VAT, plus a one-off AED 2,750 onboarding fee	not stated	air-dxb.com/short-let-management
Daniels Luxury Holiday Homes	from 17%	gross booking revenue	danielsholidayhomes.com/airbnb-management-dubai
First Class Property Management	20%	the property's revenue, not specified further	hellofirstclass.com/en/property-management/dubai
Frank Porter	17%, free onboarding	not stated	frankporter.com/estimate-revenue
GuestReady	from 18%, plus a one-off onboarding fee	rental revenue, not specified further	guestready.com/airbnb-management/dubai
Houst	12% for full management; 14% on other pages	rental revenue, not specified further	houst.com/airbnb-management/dubai
One Perfect Stay	quoted per home; 20% mentioned on one page	not stated	oneperfectstay.com
Royale Stays	from 15%	gross revenue	royalestays.com/faq-airbnb-property-management-dubai
Smarthost (Staymo)	from 18% on the Dubai page	gross booking revenue	staymo.com/dubai
StayBetterDXB	from 18% to 24% depending on contract length; 15% on other pages	not stated directly	staybetterdxb.ae/pricing-packages
SuperHost Vacation Homes	20%	the rental rate	superhost.ae/faqs.php
haus & haus Holidays	20%	deducted from the guest's rental fee	hausandhausholidays.com/manage-my-property
DVH Dubai Vacation Homes	typically 17–20% plus VAT	not stated	dubaivacationhomes.com/dubai-holiday-home-management
UpperKey	20% on the Dubai page	not stated	theupperkey.com/holiday-homes-dubai
AUREN Holiday Homes	18%, no setup fee	not stated	auren-homes.com/holiday-home-management-fees
Homevy	20%, first month commission-free	rental revenue	homevy.com/property-airbnb-management-dubai

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Company	What the website says about commission	Calculated on	Page
Nestify	from 15% or from 17% by plan; 13% plus VAT on the same page	booking value after the platform fee	nestify.ae/airbnb-management-fees-dubai
DAIFY Holiday Homes	16%	not stated	daifyhomes.com/faqs
Icon Casa Living	three plans: 25%, from 15% and from 18%, plus VAT	rental revenue, not specified further	iconcasaliving.com/pricing
Rove Haven	21%	the property rent	rovehaven.com/pricing
GoodStay Holiday Homes	around 20%, negotiable	income after cleaning, utilities and maintenance	goodstaydubai.com/pages/property-owners

Why the base matters. A 20% rate on total revenue and a 20% rate on what is left after the Airbnb fee, cleaning and utilities give the owner different amounts of money. The more costs are deducted before the commission is calculated, the less the owner pays at the same rate. Five companies made clear what the percentage is calculated on: Daniels, Royale Stays and Smarthost (gross revenue), Nestify (after the platform fee) and GoodStay (after expenses).

One more detail: some rates include VAT, some are "plus VAT", and some do not mention tax. If the standard UAE VAT rate of 5% applies to the management service, "18% plus VAT" is in fact about 18.9% of the same amount.

How much the apartment can earn

36 websites gave an income estimate, but in different ways.

- **Figures for JVC** were found at four operators. Royale Stays: a one-bedroom apartment averages AED 9,100 a month at AED 380 a night and 80% occupancy, based on DTCM and AirDNA data. fäm Living: up to AED 17,410 a month before its fee and running costs, but for a premium unit (high floor, view, designer furnishing) at 85% occupancy. GuestReady: 74% occupancy in JVC and an average nightly rate of AED 412. AirDXB: a JVC income table for the last 3 months with a list of sources.
- **A worked example with an explanation** was given by Houst, One Perfect Stay, StayBetterDXB, AUREN, Stonetree and Smarthost. For example, Smarthost shows a monthly statement: booking revenue AED 20,000, an 18% commission of AED 3,600, and AED 16,400 paid to the owner. StayBetterDXB says plainly that its example is not a forecast and lists the assumptions: nightly rate, occupancy, number of days.
- **The calculator method** was explained by DVH: the result is the long-term rental benchmark from Dubai Land Department data plus 25%, which is gross revenue before management fees.
- **Only a promise**, such as "30–60% more than long-term rental" without saying what it is based on, or a form saying "leave a request and we will send an estimate", at the rest.

Two figures for one area, AED 9,100 and AED 17,410, do not contradict each other: one is an average for a one-bedroom apartment, the other an upper bound for a premium unit before fees. But an owner will understand the nearly 2-fold difference only if the website explains what each figure is based on.

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How the money arrives

23 websites wrote about payouts. Seven gave an exact day: Frank Porter (before the 10th), First Class Property Management (statement on the 10th, payout by the 15th), LUX Holiday Home (the 12th), StayBetterDXB (the 15th), AUREN (the 10th), Icon Casa Living (before the 10th) and DAIFY (the first week of the month). The rest say "monthly" or "on the schedule in the agreement".

For an owner in Bulgaria, something else matters too: in which currency the money will arrive, whether it can be paid to a European account, and who pays for the transfer. None of the 52 websites says. Figures are almost always in dirhams, and the conversion to euros and the bank fees stay out of the picture.

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5. Best practices: what is already clear to an owner on some websites

Here are solutions that help an owner abroad, with our recommendation for each. Each one already exists at at least one operator from our review. This is not a ranking of companies: we describe individual pages viewed on 2 November 2026.

1. Say directly whether an owner can sign up without travelling. Colife: the agreement can be signed remotely, with no need to be in Dubai. StayBetterDXB: contracts and unit setup are handled digitally, with no need to fly in for a handover. fäm Living has a separate page for owners abroad, and One Perfect Stay a guide for such owners.

We recommend: answering in one sentence on the owner page how the agreement is signed, whether a power of attorney is needed, and how keys are handed over if the owner is abroad.

Pages: colife.ae/landlords, staybetterdxb.ae/property-management-companies-in-dubai.

2. Give a list of owner documents. Frank Porter lists the documents for the DET permit: a title deed or a sales and purchase agreement with a payment completion certificate, a passport or Emirates ID, a property management letter and a recent DEWA bill. LUX Holiday Home and DAIFY name the documents an owner sends to the company. First Class Property Management, DVH and Cosmos Living have their own lists.

We recommend: publishing a short list of documents and saying who applies for the DET permit and in whose name.

Pages: frankporter.com/airbnb-requirements, luxholidayhome.com/manage-my-property, daifyhomes.com/faqs.

3. Say what the commission is calculated on. Daniels, Royale Stays and Smarthost say "gross booking revenue", Nestify "booking value after the platform fee", GoodStay "after expenses".

We recommend: stating the base and whether VAT is included next to the percentage, and giving one rate across all pages of the website.

4. Show a sample owner statement. Smarthost shows a monthly statement: revenue, commission, amount paid to the owner. Nestify walks through an example: 4 nights, platform fee, commission, what is left for the owner.

We recommend: giving one sample monthly statement for a typical one-bedroom apartment.

Pages: staymo.com/dubai, nestify.ae/airbnb-management-fees-dubai.

5. Explain what an income estimate is based on. Royale Stays names its data sources for JVC, StayBetterDXB lists its assumptions and says it is not a forecast, DVH explains its calculator method, and AUREN shows annual examples from its portfolio after costs.

We recommend: stating for each income figure which apartment it is for, which period it covers, and whether it is before or after commission and costs.

Pages: royalestays.com/airbnb-management-jvc-dubai, dubaivacationhomes.com/holiday-home-income-calculator, auren-homes.com/case-studies.

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6. Name the payout day. Seven operators give an exact day, from "before the 10th" at Frank Porter, AUREN and Icon Casa Living to "the 15th" at StayBetterDXB.

We recommend: adding the payout currency, how money is sent to a foreign account, and who pays the bank fee. No one does this yet.

7. Set a repair approval threshold. DAIFY pays for work under AED 500 itself and asks the owner to approve anything above that, except emergencies. Frank Porter fixes or replaces, free of charge, anything its staff break while cleaning.

We recommend: stating the amount up to which the company repairs without approval, and who pays for guest damage.

Pages: daifyhomes.com/faqs, frankporter.com/services/cleaning-maintenance.

6. Five cases where an owner needs clarification

These cases appeared on individual pages. We give them without company names: they show where an owner may need clarification, not what a company is like.

1. **An income calculator shows placeholder text instead of figures.** The owner gets no estimate, and the owner's AI assistant even less so.
2. **The FAQ includes "What is your management fee?" and "What happens if a guest damages my property?", but the answers do not open without running scripts.** The question is visible; the answer is not.
3. **The return figures on the home page and on the owner page differ.** The owner cannot tell which figure to trust.
4. **One page gives two different numbers for calls and WhatsApp.** It is worth keeping one, or labelling what each is for.
5. **The permit is called by the agency's old name, DTCM, rather than DET.** An owner searching for the service on the government portal may not realise right away that it is the same thing.

This does not mean the information is wrong. The owner will need to check it with a manager, and the company can easily remove the question from its website.

7. What to ask a management company before signing

If you are an owner renting out from abroad, here are 8 questions worth getting answers to in writing:

1. Do you take apartments in my building in JVC?
2. Can I sign the agreement remotely? Do I need a power of attorney? How will you get the keys?
3. Which documents do you need from me, and in whose name will the DET permit be issued?
4. What is the commission, does it include VAT, and what is it calculated on: total revenue, or what is left after the platform fee and expenses?
5. In your experience, how much does a one-bedroom apartment in JVC earn per year, before and after your commission? What data is this based on?

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6. On which day do payouts arrive, in which currency, can they go to a European account, and who pays for the transfer?
7. Up to what amount do you repair without my approval? Who pays for guest damage? Is there insurance and a deposit?
8. How do I end the agreement, and how much notice do I need to give?

8. How we carried out the review

Companies included

We built the list of 66 companies from search results. It includes companies with their own website that offer owners short-term rental management in Dubai. Aggregators and listing portals were not included. We did not check company licences. This is not a complete list of Dubai operators or a random sample of the market.

How the review worked

From 31 October to 2 November 2026. First, Claude Code by Anthropic looked for each website's terms of use. If they directly prohibited automated access or automated data collection, we went no further. A copyright clause alone was not treated as such a prohibition. This is our selection rule, not a legal opinion.

Then, on 2 November, the AI read each website's pages: the home page, owner sections, pricing, FAQs and area pages, up to 8–10 pages per website. It did not fill in forms, run calculators, send enquiries or messages, or enter personal data. Copies of the pages read were saved.

How we checked the answers

We compared every AI answer with the saved copy of the page. Of 237 quotes, 188 were found on the page word for word. The figures and quotes used in the main text of the report were also checked by hand, including by opening the pages again. The other quotes mostly differed in how phone numbers and spaces were written.

What we did not check

- Every page of each website. If we did not find something, it does not mean it is not on another page, in the contract or in the owner portal.
- Whether returns, rates and payout dates are accurate. We recorded what the websites say and did not call the companies.
- Licences, reviews and the quality of management.
- On 19 of the 52 websites, some pages did not open. They are marked in Appendix B.

9. What an operator can improve on its website

Open your owner page and read it as someone who lives in another country. Is it clear whether you work in their area; whether they can sign up without travelling; which documents are needed; what percentage you charge and on what amount; how much they can earn and what the figure is based on;

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when, in which currency and how the money will reach a foreign account; who decides and pays when something breaks; and how to contact you? Check that the rate and the income figures are the same on every page.

You can do this yourself or ask us to review the site. Before starting, we agree on what will be checked:

- **AI Company Scan.** We ask five AI models what they know about your company and show you their answers.
- **AI Visibility Check.** We check whether AI can access and understand your website, then suggest improvements. We do not guarantee inclusion in AI recommendations.
- **AI Test Purchase.** We ask an AI agent to carry out your customer's task on your website. We show what it found, where it stopped and what to fix first. We do not submit enquiries.

Request a review: aibusiness.vc/service-check · Questions: info@aibusiness.vc. If your company appears in Appendix B, we can send you what we recorded about it for free. No purchase is required.

What comes next

This review looks at what an owner can learn from management companies' websites with the help of AI. We do not rate companies, check their licences or returns, or advise whom to sign with.

If you would like us to include your website in a future test or review it in more detail, write to info@aibusiness.vc. We cannot promise inclusion or a positive assessment.

About the author

Sergei Ponomarev, PhD in Political Science. He led public-service quality assessment for 7 years, developing standards and conducting independent reviews and hundreds of test purchases. He now conducts AI-assisted test purchases on company websites and helps businesses prepare for customers who arrive with an AI assistant.

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Appendix A. Research materials

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The author keeps the AI task, its answers for each company, the list of pages read and the quotes behind each answer. Copies of the pages are recorded with the date, time and a checksum that shows the file has not changed. Full copies of the pages are not published. Any company mentioned in the report may request the links and extracts on which our description is based.

Corrections and clarifications

If a company finds an error or wants to add a clarification, please write to info@aibusiness.vc. We will review the request and correct any confirmed error, with the date. This is free and does not require buying our services.

Appendix B. What we saw on the websites of 66 companies

This is not a ranking or an assessment of companies. It shows what we could read on the pages on 2 November 2026. A recommendation to add information does not mean it is missing from other pages of the website or from the contract. We did not call the companies or check their licences.

General advice for everyone: none of the 52 websites we read says in which currency the owner will be paid, whether money is sent to a foreign account, or who pays for the transfer. Add this to your owner page. We do not repeat this point in the table.

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
1	AirDXB	6 of 8 items found	Commission 16.75% incl. VAT; JVC income table with sources	whether an owner can sign up without travelling; when payouts arrive
2	AZCO Holiday Homes	The website did not open during our review		check that the website opens from other countries
3	Bespoke Residences	3 of 8 items found; some pages did not open	JVC mentioned, repair process, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
4	Bluebay Holiday Homes	The website did not open during our review		check that the website opens from other countries
5	bnbme Holiday Homes	The website did not open during our review		check that the website opens from other countries
6	Daniels Luxury Holiday Homes	6 of 8 items found	Commission from 17% of gross booking revenue	whether an owner can sign up without travelling; when payouts arrive
7	Deluxe Holiday Homes	The website opened, but the page text could not be read		check that the text is visible without running scripts
8	Elite LUX Holiday Homes	4 of 8 items found	JVC mentioned, payout frequency, repair process, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on
9	fäm Living	7 of 8 items found	Page for owners abroad; JVC income example before fees; unit eligibility rules	the commission rate and what it is calculated on
10	First Class Property Management	7 of 8 items found	Owner document list; statement on the 10th, payout by the 15th; commission 20%	whether you take apartments in JVC
11	Frank Porter	7 of 8 items found	Document list for the DET permit; commission 17%; payout before the 10th	whether an owner can sign up without travelling
12	GuestReady	7 of 8 items found	Commission from 18%; JVC occupancy and average nightly rate	whether an owner can sign up without travelling

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
13	Houst	7 of 8 items found; some pages did not open	Full-management commission; income estimate based on company data	whether an owner can sign up without travelling; one commission rate across all pages
14	Kennedy Towers	5 of 8 items found	JVC mentioned, income estimate, payout frequency, repair process, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on
15	KeyOne Holiday Homes	3 of 8 items found	Who handles the permit, repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
16	KeysPlease	5 of 8 items found	JVC mentioned, who handles the permit, income estimate, repair process, contact details	whether an owner can sign up without travelling; the commission rate and what it is calculated on; when payouts arrive
17	Livbnb	6 of 8 items found	Dedicated JVC page; monthly payout to the owner's bank account	whether an owner can sign up without travelling; the commission rate and what it is calculated on
18	LUX Holiday Home	5 of 8 items found	Owner documents: passport, title deed, DEWA bill; payout on the 12th	whether you take apartments in JVC; whether an owner can sign up without travelling; the commission rate and what it is calculated on
19	Mai De Luxe	1 of 8 items found; some pages did not open	Contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive; who decides on and pays for repairs
20	Maison Privée	1 of 8 items found; some pages did not open	Contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive; who decides on and pays for repairs
21	One Perfect Stay	8 of 8 items found	Guide for overseas owners; income example for a one-bedroom apartment	the commission rate and what it is calculated on

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
22	PK Holiday Homes	3 of 8 items found	JVC mentioned, income estimate, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; when payouts arrive; who decides on and pays for repairs
23	Primestay	3 of 8 items found; some pages did not open	JVC mentioned, income estimate, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; when payouts arrive; who decides on and pays for repairs
24	Propr Luxury Homes	4 of 8 items found	Who handles the permit, income estimate, repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the commission rate and what it is calculated on; when payouts arrive
25	Purple Holiday Homes	4 of 8 items found	JVC mentioned, who handles the permit, payout frequency, contact details	whether an owner can sign up without travelling; the commission rate and what it is calculated on; an income example and what it is based on; who decides on and pays for repairs
26	Royale Stays	6 of 8 items found	Dedicated JVC page; commission from 15% of gross revenue; average JVC one-bedroom income with source	whether an owner can sign up without travelling; when payouts arrive
27	Smarthost	5 of 8 items found; some pages did not open	Sample monthly statement: revenue, 18% commission, amount paid to owner	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit
28	StayBetterDXB	8 of 8 items found	Contract and unit setup online, no need to fly in; payout on the 15th; income example with assumptions	one commission rate across all pages
29	Suiteable	4 of 8 items found; some pages did not open	JVC mentioned, who handles the permit, repair process, contact details	whether an owner can sign up without travelling; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
30	SuperHost Vacation Homes	6 of 8 items found	JVC mentioned, who handles the permit, commission rate, income estimate, repair process, contact details	whether an owner can sign up without travelling; when payouts arrive

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
31	Utopia Holiday Home	The website did not open during our review		check that the website opens from other countries
32	Vacay Lettings	2 of 8 items found; some pages did not open	JVC mentioned, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive; who decides on and pays for repairs
33	haus & haus Holidays	7 of 8 items found	JVC mentioned, who handles the permit, commission rate, income estimate, payout frequency, repair process, contact details	whether an owner can sign up without travelling
34	DVH Dubai Vacation Homes	5 of 8 items found	Owner document checklist; calculator with an explained method	whether you take apartments in JVC; whether an owner can sign up without travelling; when payouts arrive
35	2ndHome	4 of 8 items found	Says it works with owners abroad	the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; when payouts arrive; who decides on and pays for repairs
36	UpperKey	3 of 8 items found; some pages did not open	Commission rate, income estimate, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; when payouts arrive; who decides on and pays for repairs
37	Stay Local Holiday Homes	4 of 8 items found; some pages did not open	Payouts sent "wherever you say"	whether you take apartments in JVC; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on
38	AUREN Holiday Homes	7 of 8 items found	Dedicated JVC page; commission 18%; payout on the 10th; annual income examples	whether an owner can sign up without travelling
39	Homevy	5 of 8 items found	JVC mentioned, commission rate, income estimate, repair process, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; when payouts arrive

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
40	Stonetree	3 of 8 items found	Income estimate, repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; when payouts arrive
41	Nestify	4 of 8 items found	Commission on booking value after platform fee; worked example	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; when payouts arrive; one commission rate across all pages
42	Blue Breeze Holiday Homes	6 of 8 items found; some pages did not open	JVC mentioned, who handles the permit, income estimate, payout frequency, repair process, contact details	whether an owner can sign up without travelling; the commission rate and what it is calculated on
43	DAIFY Holiday Homes	6 of 8 items found	Owner documents; repairs under AED 500 without approval; commission 16%	whether you take apartments in JVC; whether an owner can sign up without travelling
44	Key View	The website did not open during our review		check that the website opens from other countries
45	Driven Holiday Homes	Website terms prohibit automated data collection. We stopped there		state clearly whether AI assistants may read the website
46	Vacationer Holiday Homes	4 of 8 items found; some pages did not open	JVC mentioned, who handles the permit, repair process, contact details	whether an owner can sign up without travelling; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
47	365 Luxury Homes	The website opened, but the page text could not be read		check that the text is visible without running scripts
48	Mi Casa Holiday Homes	2 of 8 items found; some pages did not open	Repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
49	Cosmos Living	3 of 8 items found; some pages did not open	Owner document list	whether you take apartments in JVC; whether an owner can sign up without travelling; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
50	Bnbeyond	4 of 8 items found	Income estimate, payout frequency, repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on
51	Desert City Stays	2 of 8 items found; some pages did not open	Repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
52	Berg Stays	The website did not open during our review		check that the website opens from other countries
53	Icon Casa Living	7 of 8 items found	Three plans with percentages; payout before the 10th	whether an owner can sign up without travelling
54	Gala Guests	4 of 8 items found; some pages did not open	Income estimate, payout frequency, repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on
55	Rove Haven	3 of 8 items found	Commission 21%	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; when payouts arrive; who decides on and pays for repairs
56	Airbetter	The website did not open during our review		check that the website opens from other countries
57	GoodStay Holiday Homes	7 of 8 items found	Commission around 20% after expenses; monthly statement	whether an owner can sign up without travelling
58	Host and Stay	The website did not open during our review		check that the website opens from other countries

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No.	Operator	What we could read	What an owner can already learn	What to add to the website
59	MajeStay	The website opened, but the page text could not be read		check that the text is visible without running scripts
60	White & Co Holiday Homes	The website did not open during our review		check that the website opens from other countries
61	Ustay	3 of 8 items found	Who handles the permit, income estimate, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the commission rate and what it is calculated on; when payouts arrive; who decides on and pays for repairs
62	Nexus Living	1 of 8 items found; some pages did not open	Contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive; who decides on and pays for repairs
63	Lets Rent Dubai	2 of 8 items found; some pages did not open	Repair process, contact details	whether you take apartments in JVC; whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive
64	Colife	5 of 8 items found	Contract can be signed remotely; income transferred "in any convenient way"	whether you take apartments in JVC; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on
65	Stella Stays	The website opened, but the page text could not be read		check that the text is visible without running scripts
66	Luxliving Holiday Homes	2 of 8 items found; some pages did not open	JVC mentioned, contact details	whether an owner can sign up without travelling; the owner documents and who applies for the DET permit; the commission rate and what it is calculated on; an income example and what it is based on; when payouts arrive; who decides on and pays for repairs

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