

Certifydoc for the Real Estate



What competitive advantages does Certifydoc offer to the real estate sector?

Save time, money and gain the trust of your customers by offering a service that gives reputation and security over the years.

If you sell, rent, or manage real estate, prevent conflicts and problems with the transparency of video-photographic inventories and documents of certified value. If you renovate and sell, make sure you have videophotographic inventories of certified value to appeal possible property tax appraisal.

With this innovative #legaltech solution everything is simplified, our technology ease of use allows you to delegate this task to all stakeholders, even to the landlords. In this way, RE agents can focus on publishing photos and videos of the state of the properties with certified legal support.

Agents, property managers, owners, neighbors and tenants can provide the videos and photos as certified evidence without the need for training, receiving and sharing them directly by email.

Certification with Certifydoc is so simple that you can do it anytime just by signing up, without subscriptions, on any mobile or fixed device.

You only pay online for what you use at the moment. The cost of a certification is 2€ + vat. There is no limitation in terms of file types or number of files, up to a total of 17 MB.

The documentation you work on can be very varied and complex, which is why Certifydoc removes limitations and takes care of the complexity when certifying.

The service allows uniting all types of documents (inventories, contracts, annexes, procedures, receipts, deposits, etc.) in a single shipment, in order to easily and securely receive, share and archive certified evidence.

Finally, take advantage of our assisted service of mass emailing with certified mailing acknowledgment, in meetings calls and follow-up defaulters. You will be able to delegate to our experts the process, they will successfully fulfil your legal obligations, obtain detailed statistics, and save time and money.

In this short video, we show how Certifydoc can help the real estate sector

<https://www.certifydoc.eu/blog/portfolio/real-estate/#section-2>



Real estate testimonial when buying in need of renovation

“ Lowering a property tax assessment by the Tax authority when buying in need of renovation



I buy and sell properties in need of renovation and I am a certified real estate agent.

To lower or prevent a property tax assessment by the Tax authority, I make sure to have photos and videos certified with “date certain”, certified with

Certifydoc, to demonstrate the actual status of the property at the time of purchase; I then include them into the notarial deed in order to be able to respond, in the event of being challenged, to the Tax authority or the competent Tax court.

Pablo Nistal – Propietario de Inmobiliaria

Presence on #proptech and #legaltech maps

Tech Barcelona:

<https://techbarcelona.com/company/certifydoc/>

Association of real estate broker Catalonia:

<http://www.mapaproptech.com/?id=index-193077&ucat=150>

Bar Association of Madrid (ICAM):

<https://icaminvitados.ventajasvip.com/>

Hub startup from Catalunya:

<http://startupshub.catalonia.com/startup/barcelona/certifydoc/1766>

Lawniakea

<https://lawniakea.com/producto/certifydoc/>

Legaltech finnovating map:

<https://www.finnovating.com/news/mapa-legaltech-espana/>

Legaltech Comparator:

<https://www.comparador-legaltech.com/herramientas/certifydoc/>

Map Legaltech legaltechies.es:

<https://legaltechies.es/2018/01/04/los-graficos-de-la-legaltech-espanola/>

Legalgeek in UK map:

<https://www.legalgeek.co/startup-map/certifydoc/>

When can we use Certifydoc?

- Entering and leaving a rental property

Before and after renting a flat or office, it is important to create a videophotographic inventory to verify the condition of the property. It protects the landlord when entering and the tenant when leaving. It avoids conflicts with the return of the deposit, something that happens more often than expected.

Furthermore, it is also very useful with seasonal and tourist leases, due to the high frequency of tenant arrivals and departures.

- Sales and purchases

In remotely promoting and selling to international clients who do not visit the property beforehand. Certified photos and videos can convince a customer to buy from a highly trusted certified service provider.

Sale of commercial or industrial real estate.

Judicial or voluntary auctions.

Exchange of all kinds of real estate.

- Procedures

At the time of signing the deposit agreement or the buyer's agent agreement, in order to avoid conflicts, use the certification as a deterrent for clients who are not willing to comply in the future.

All kinds of procedures before any state, autonomous, provincial or municipal organization.

Government agencies are obliged to comply with regulations and give value to accredited evidence from government authorities, such as those provided by Certifydoc through the service providers of the accredited EU certifiers.

- Progress of works

It is important to create a photographic or video inventory to verify the condition of the buildings, tools, materials, etc. before, during and after works on any property.

You can also prove that you are not responsible for infiltrations, cracks and other damage, or that they already existed.

- Appraisal and valuation

Appraisal of property and real estate rights report of any kind.

- Lowering a property tax assessment by the Tax authority when buying in need of renovation

In the event that the Tax Agency (TA) detects that the declared amount of the purchase is less than the supposed value of the property, according to the TA's own records, the TA can claim at least the difference in tax that is considered not yet settled for the difference in price.

It is at this point when we understand the usefulness of being able to produce certified photos and videos with legal relevance, in order to demonstrate to the TA that the lower price at the time of acquisition was due to the poor condition of the property.

With the certifications, we will be able to respond with an appeal for reconsideration or an economic-administrative appeal.

- Mass emailing with certified acknowledgment of delivery

In calls for meetings and follow-up with defaulters. In a few well-regulated and controlled steps our experts will perform the mass mailing and provide you with everything you need to detail the mailings, their results, statistics and how to keep them for legal use.

- Avoid problems and lawsuits

Avoid having several different experts come to photograph the same property, avoid many repetitive calls to meet, by using Certifydoc only once and send the certified proofs to all interested parties with a simple email.

Understand and learn how it works with our video tutorials

See how it works
without user registration

Go to tutorials

<https://www.certifydoc.eu/tutorials/>

Legal

According to current law, photos, videos and electronic documents have very low legal relevance because their content and date can be easily manipulated. So how can I protect myself to prove the status of a property at a given time?

Without Certifydoc the documentary evidence is uncertain.

- Do my documents have sufficient probative value?
- Can they be challenged?
- Have they been manipulated?
- Can I prove that they have been created on a specific date?

With Certifydoc the answer to these questions will always be favorable to your interests, which will be very useful when negotiating with buyers, authorities, clients, tenants, owners, experts, lawyers, both in the previous negotiations and before or after a lawsuit. Having evidence with the maximum legal value (probative value) can avoid lawsuits and long conflicts that nobody wants to suffer. Certifydoc acts as an intermediary, the certifications are granted by the certification authorities of Spain and other members of the European Union, through qualified time stamping.

Press release – Final judgment for a rental deposit with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-a-rental-deposit-claim-with-certified-evidence-from-certifydoc/>

Press release – Final sentence for threats with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-threats-including-evidence-certified-with-certifydoc/>

Press release – Final sentence for injuries with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-minor-injuries-including-evidence-certified-with-certifydoc/>

More information about Qualified Time Stamping

<https://www.certifydoc.eu/#timestamp>

More information on certification authorities

<https://www.certifydoc.eu/#certifiedby>

Where can you find us

Website

<https://www.certifydoc.eu/>

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<https://www.facebook.com/certifydoc>

Instagram

<https://www.instagram.com/certifydoc/>

WWW.CERTIFYDOC.EU

Youtube

<https://www.youtube.com/channel/UCJUYWaHQZBfj5gxEeC9-i8Q>

Linkedin

<https://il.linkedin.com/company/certifydoc>

