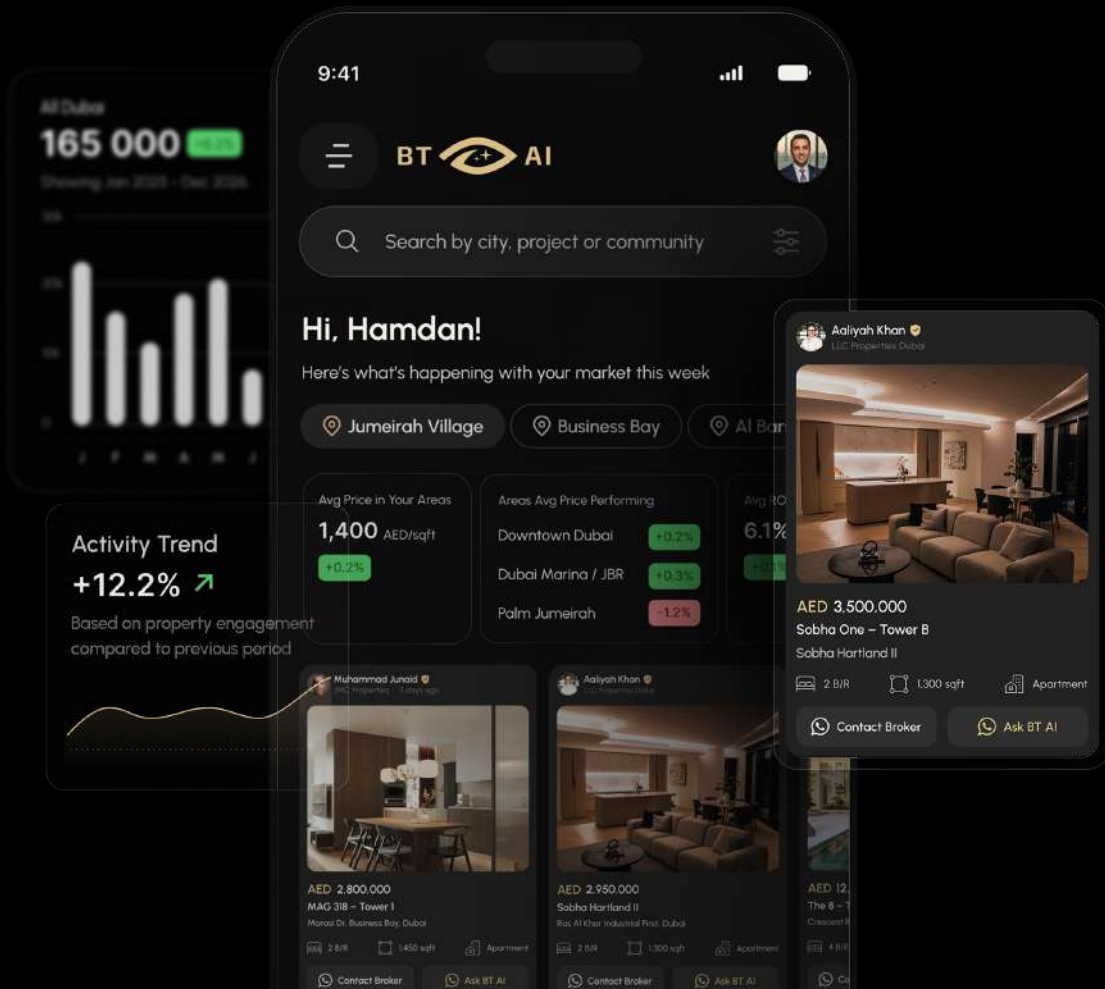


BT AI Broker Terminal Broker Guide

Mobile App · v1.0 · April 2026



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What is Broker Terminal

Every day, Dubai brokers lose deals working with incomplete information — outdated prices, unverified leads, and no visibility into what buyers actually want right now.

Broker Terminal was built to fix that. A closed professional network for verified RERA brokers, powered by AI. Every listing and buyer request comes from a licensed professional. Every valuation and market insight is generated from real DLD transaction data — closed sales, rental contracts, price trends by building and area. No estimates. No noise. Just the data you need to close faster.

Search Listings & Requests

Find active properties and buyer requests filtered by area, price, property type, and deal type. Every request on the platform comes from a verified broker or a confirmed buyer and seller. No noise, no dead leads.

Post in Seconds

Paste any property details into Quick Post and BT AI fills in the listing automatically — including a price check against current market data. What used to take 15 minutes now takes 30 seconds.

AI Matching

Every listing you publish is automatically matched against active buyer requests on the platform. You don't search for buyers — the platform surfaces them for you.

DLD Transaction Data

Access closed sales and rental contracts directly from the Dubai Land Department: by area, building, or unit number. Walk into any client meeting knowing exactly what comparable units sold for.

Property Valuation

Run a full valuation before you price or present a listing. BT AI analyses comparable DLD transactions and returns an estimated market value with confidence rating — so you price right the first time.

Ask BT AI

Query the Dubai market, analyse a specific property or area, and get structured insights on demand. Your personal market analyst, available 24/7.

BT  AI

Download the App



Create & Verify Broker's Account

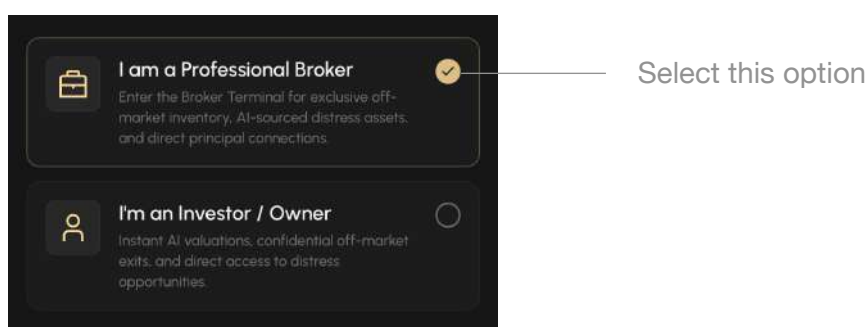
Creating an account on Broker Terminal requires identity and license verification. This ensures the platform remains accessible to licensed professionals only.

Download the App

Download BT AI Broker Terminal app from the App Store or Google Play Market and open it on your device.

Select Your Role

On the first screen, select **I am a Professional Broker** to access the full Broker Terminal. Tap Continue to proceed.



Create Your Account

Enter your email address and confirm it with a 6-digit code sent to your email. Set a password to secure your account.

Note: Registration requires a corporate email address — for example, name@agencyname.com. Gmail, Hotmail, and other personal email providers are not supported.

Complete Your Profile

Once your account is created, complete the verification setup:

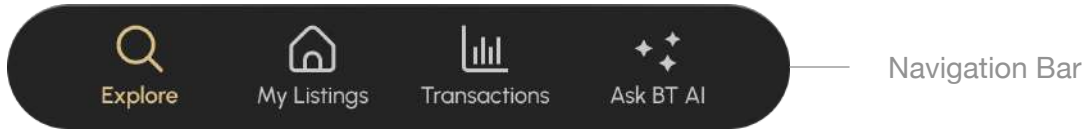
- **Personal Information:** full name, WhatsApp number, and preferred languages
- **Verification:** a portrait photo and copy of your ID or passport. Your photo will appear on your listings and broker profile visible to other brokers on the platform
- **License Details:** a valid RERA card image, brokerage name, RERA number, and license expiry date
- **Expertise:** select up to 2 market segments (e.g. Ultra Luxury, Premium) and up to 5 areas where you actively work (e.g. Downtown Dubai, Dubai Marina, Business Bay)

Account Approval

Once submitted, your profile goes through manual review (typically 48–72 hours). You will receive an email confirmation when your account is fully activated.

Navigate the BT AI App

Broker Terminal is organised around four core sections, accessible from the tab bar at the bottom of the screen.



Explore

When you open BT AI, you land on the Explore screen — your live feed of everything happening in your market right now.



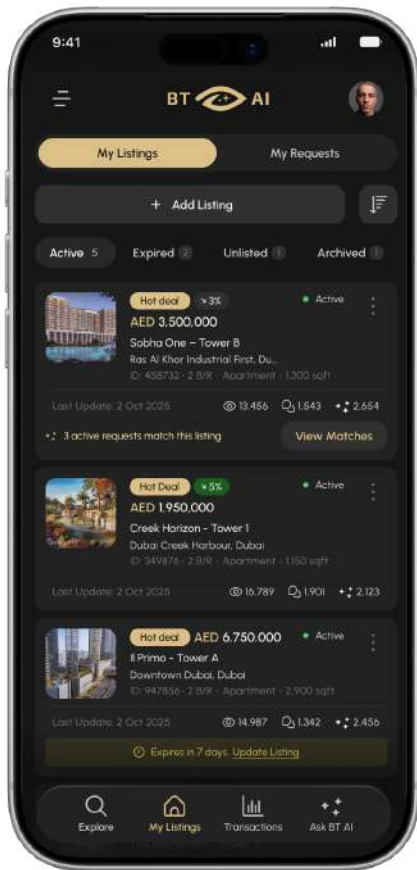
Tap your avatar in the top right corner to access your broker profile, account settings, and notifications.

Use the [Search bar](#) at the top to find any listing or community instantly.

At the top, area filters let you focus your entire feed on specific locations. Your default areas are set during [Profile Setup](#).

Below the filters, a market snapshot shows the current average price per sqft with weekly movement.

Scroll down to see [Distress Listings](#) – properties priced below market value, and [Motivated Buyers](#), active requests from clients ready to close now, New Listings, Active Requests, and Market Insights – a live price and ROI summary by area based on DLD data.



My Listings

My Listings is where you manage your entire property portfolio on Broker Terminal.

Switch between created listings and client requests using the tabs at the top.

Tap [+ Add Listing](#) to post a new property — either instantly with [Quick Post](#) or manually with full control over every detail.

Use the status tabs to filter your portfolio — Active, Expired, Unlisted, and Archived.

When BT AI finds buyer requests that match your listing, you'll see "X active requests match this listing" directly on the card. Tap [View Matches](#) to see them instantly.

If a listing is about to expire, you'll see a warning directly on the card. Tap Update Listing to renew it before it goes offline.

Transactions

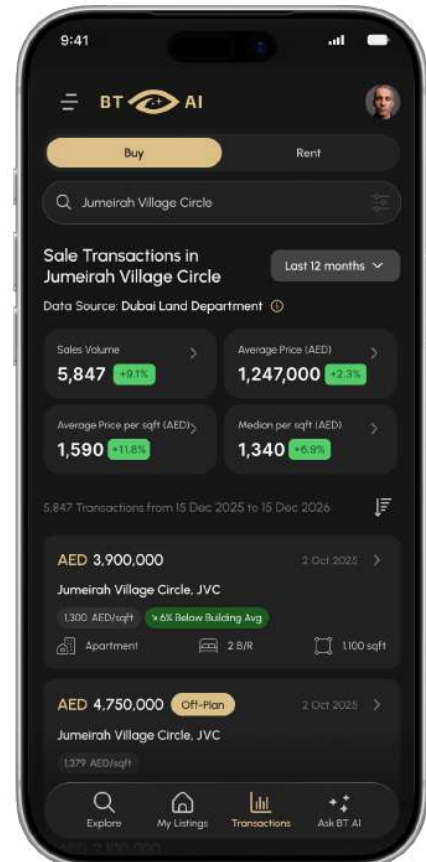
The Transactions tab gives you direct access to closed sales and rental contracts from the Dubai Land Department — searchable by area, building, or unit number.

Switch between Buy and Rent to see the relevant [transaction history](#). Use the search bar to narrow results to a specific community or project.

Each area view shows key metrics, all with period-over-period movement so you can spot trends instantly.

Below the metrics, individual transactions are listed chronologically. Each card shows the transaction price, price per sqft, property type, size, and how it compares to the building average.

Use this data before any client meeting to know exactly what comparable units have sold or rented for.



Ask BT AI

Ask BT AI is your personal market analyst. Type any question about the Dubai market and get a structured answer based on real DLD transaction data.



Market queries: Ask about any area, building, deal type, or time period. BT AI returns structured data — average and median price per sqft, sales volume, price trends, absorption rate, and top buildings by transaction activity.

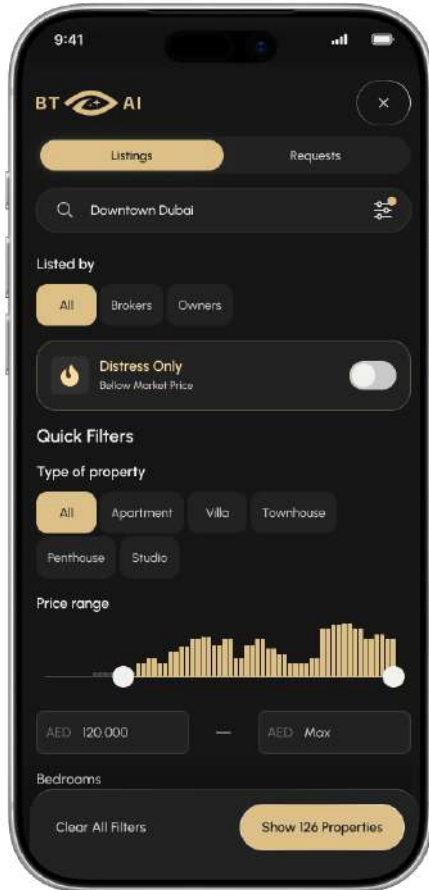
Property analysis: Attach any listing from your portfolio using the Tools menu. BT AI analyses the property against comparable DLD transactions and tells you whether it's priced at, above, or below market — with a confidence rating and full reasoning.

Area and community insights: Select an area or community to analyse local market trends — demand levels, price movement, listings vs requests balance, and what's selling fastest right now.

Buyer request strategy: Attach a buyer request to get matching analysis — which listings fit the criteria, what the realistic price range looks like, and how competitive the segment currently is.

Search Listings & Requests

BT AI's search engine gives you instant access to all active listings and buyer requests on the platform — filtered, verified, and ready to act on. Tap the search bar on the top of Explore Tab to open search and filter panel.



Switch between Listings and Requests using the tabs at the top — the same search logic applies to both.

Type any area, project, or community name to narrow results. Your default areas appear first, so the most relevant inventory is always one tap away.

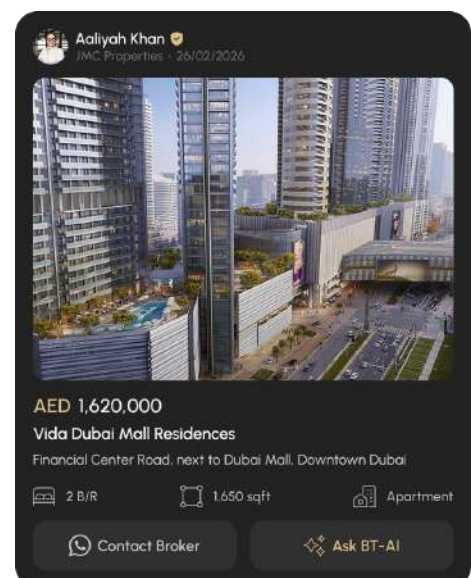
Use Quick Filters to set property type, price range, and number of bedrooms.

Expand Advanced Filters for more precise searches — property size, view type, expected handover date, broker, or developer.

The results counter updates in real time as you adjust filters — so you always know how many properties or requests match before you search.

Each listing card shows the property photo, price, broker, and key specs. Each request card shows the client's budget, requirements, and preferred areas.

Tap Contact Broker to connect directly, or [Ask BT AI](#) to get instant market context on any property.

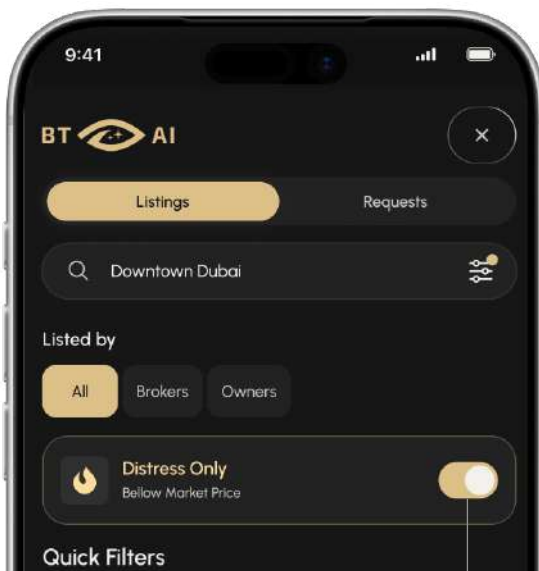


Find Distress Listings & Motivated Buyers

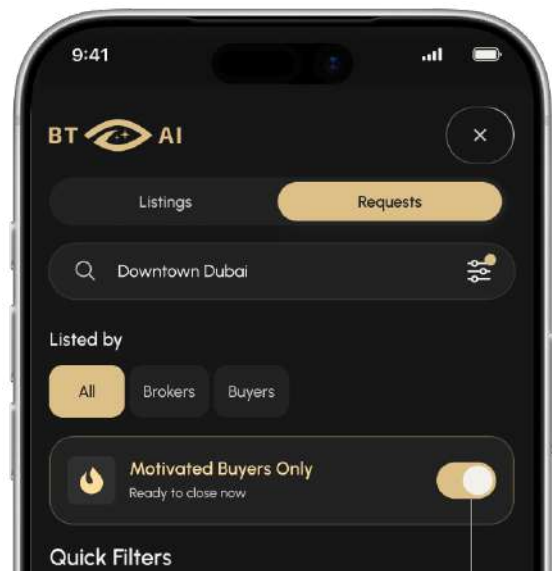
Some of the best deals on the platform don't come from standard search — they come from sellers who need to exit fast and buyers who are ready to close now.

Distress Listings are properties priced below current market value. The seller has a reason to move quickly — and that creates an opportunity for you and your client to secure a deal at a discount.

Motivated Buyers are active requests from clients with confirmed budget and urgency. They're not browsing — they're ready to transact.



Activate Toggle to search Distress Listings Only



Activate Toggle to search Motivated Buyers Only

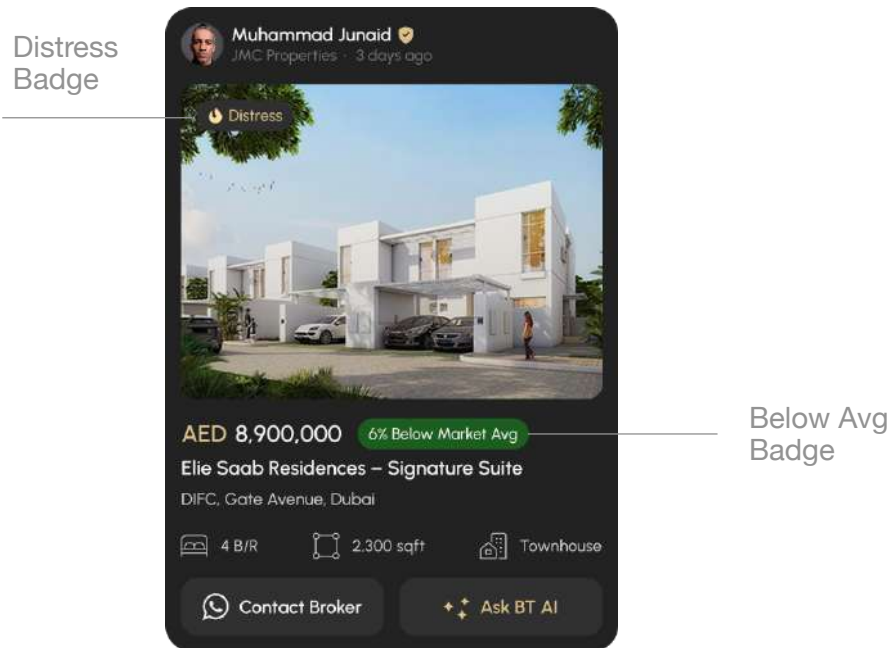
Both filters work across all your other search criteria — area, property type, price range, and bedrooms.

Use the **Listed by** filter to narrow results by source — choose between All, Brokers, or Owners for listings, and All, Brokers, or Buyers for requests.

How to spot them in results

Distress listings are marked with a **Distress** badge directly on the property photo. Each card also shows a green **Below Market Avg** badge with the exact percentage — so you know instantly how far below market the property is priced.

Tap **Ask BT AI** to get full market context on the listing before you call the broker.

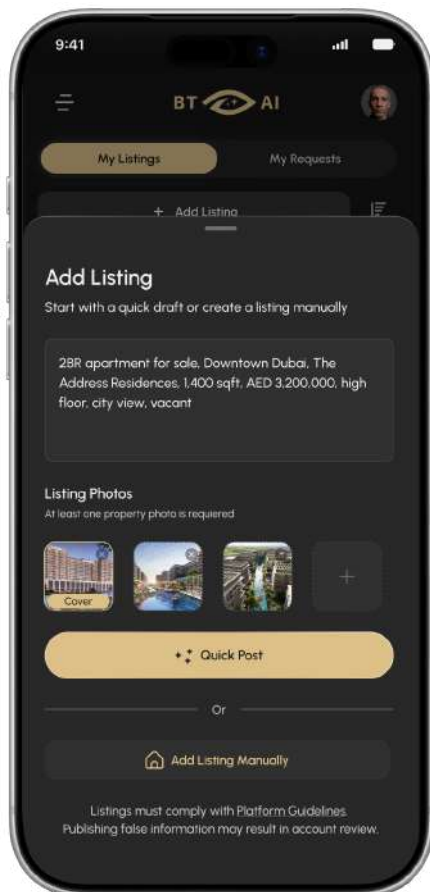


Motivated buyer cards carry a **Motivated Buyer** tag at the top. Tap **Suggest Property** to send a matching listing directly via WhatsApp.



Post a Listing / Request with Quick Post

Quick Post is the fastest way to get a listing live on Broker Terminal. Paste any property description – from a WhatsApp message, email, or your own notes – and BT AI fills in the listing automatically.



Tap + Add Listing from My Listings, then paste your property details into the Quick Post field. Add at least one photo and tap Quick Post. BT AI analyses your text and pre-fills all listing fields in seconds.

The same flow applies to buyer requests. Tap **My Requests**, then **+ Add Request** — paste your client's requirements and BT AI fills in the request details automatically. Published requests are immediately matched against active listings on the platform.

On the Review & Publish screen, check what BT AI has filled in. You can edit it manually if you prefer to do so. Every listing includes an automatic Price Check against current market data, showing whether your price is below, fair, or above market range.

If BT AI couldn't extract a field from your text, you can fill it in manually before publishing — all fields are editable on the review screen.

Tap Publish Listing to go live. Your listing is immediately matched against active buyer requests on the platform.

Add a Listing / Request Manually

Manual posting gives you complete control over every field. Fill in each screen and tap Next. A final Review & Confirm screen lets you check everything before it goes live. Tap **+ Add Listing** or **+ Add Request** from the My Listings tab, then select the manual option.

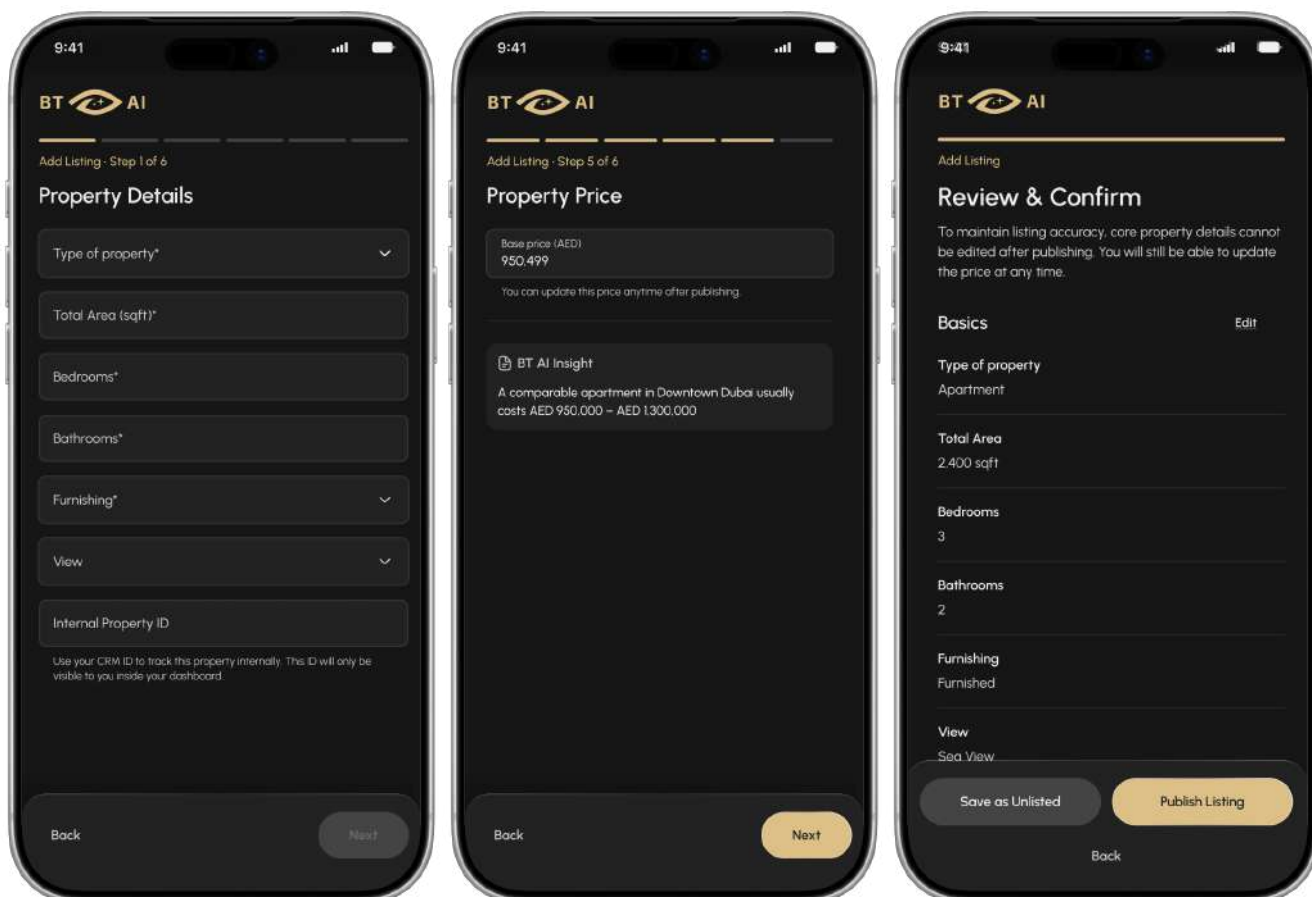
Add Listing Manually

The six steps cover property details, location, description, additional details, price, and media.

As you enter a price on Step 5, BT AI Insight appears automatically — it shows the typical market range for comparable properties in the same area.

On the Review & Confirm screen, each section has an Edit link to go back and make changes. Note that core details — property type, area, bedrooms, and location — cannot be edited after publishing. Price can be updated at any time.

When ready, tap **Publish Listing** to go live, or **Save as Unlisted** to publish later.

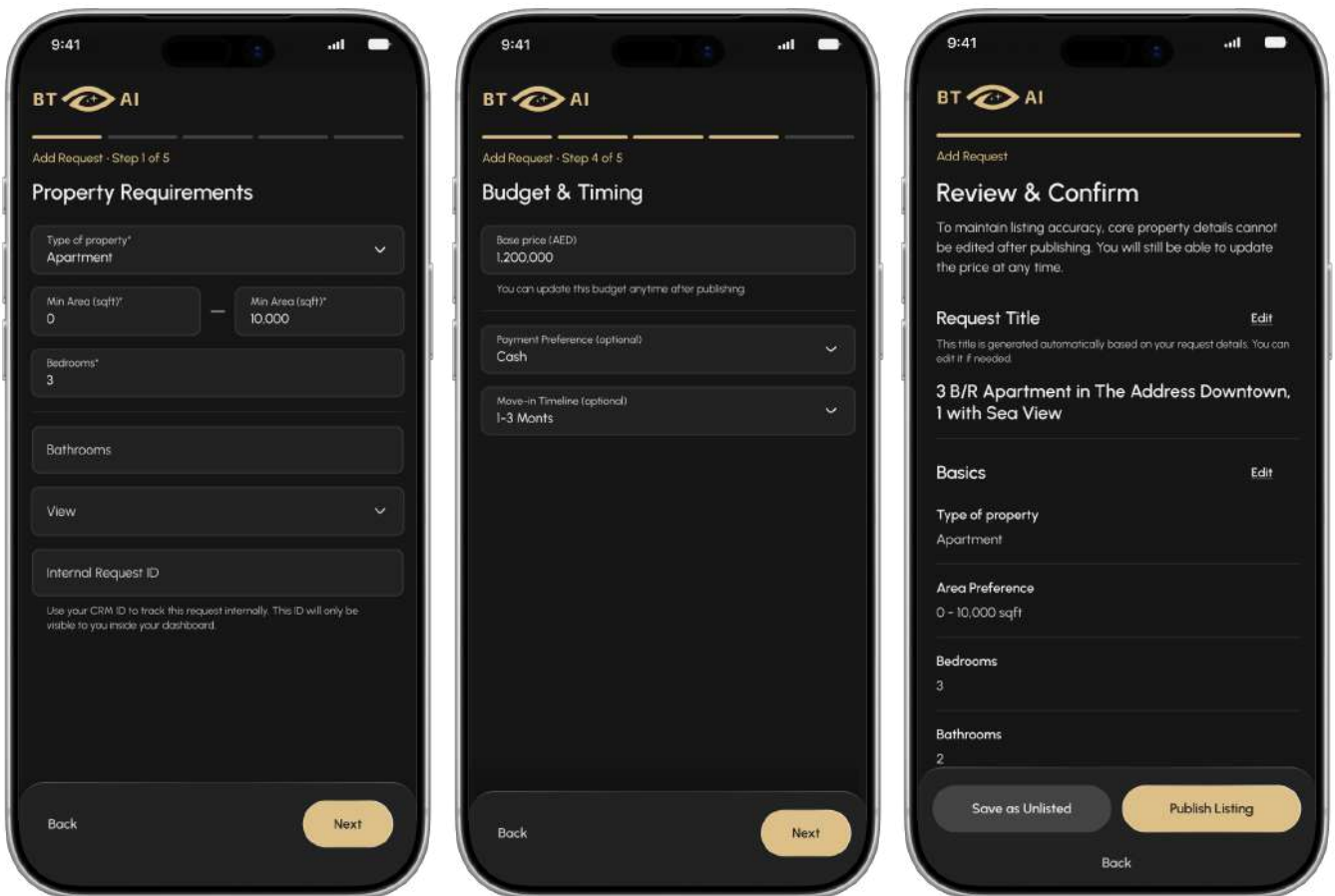


Add Request Manually

The five steps cover property requirements, location preferences, additional details, budget and timing, and a short description.

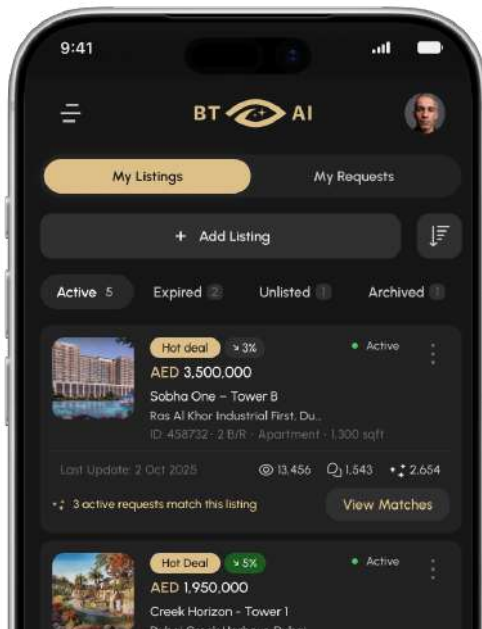
On the Review & Confirm screen, BT AI generates a **Request Title** automatically based on the details you've filled in — you can edit it before publishing if needed.

Tap **Publish Request** to go live — the request is immediately matched against active listings on the platform. Or **Save as Unlisted** to publish later.

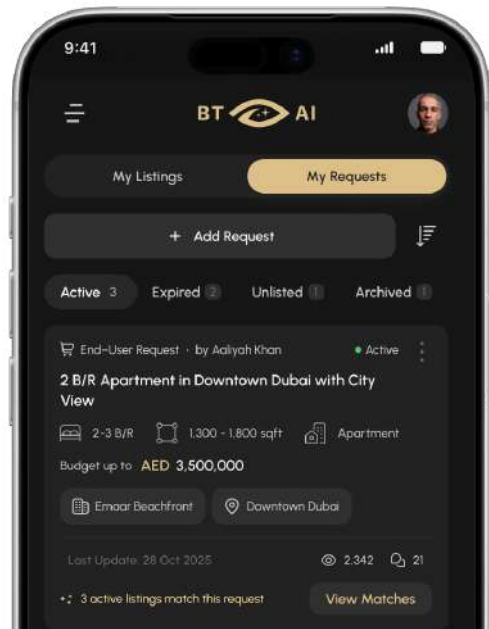


How Smart Match Works

When you publish a listing or a request, BT AI automatically matches it against the entire active inventory on the platform — no manual filtering needed.



Match on a listing



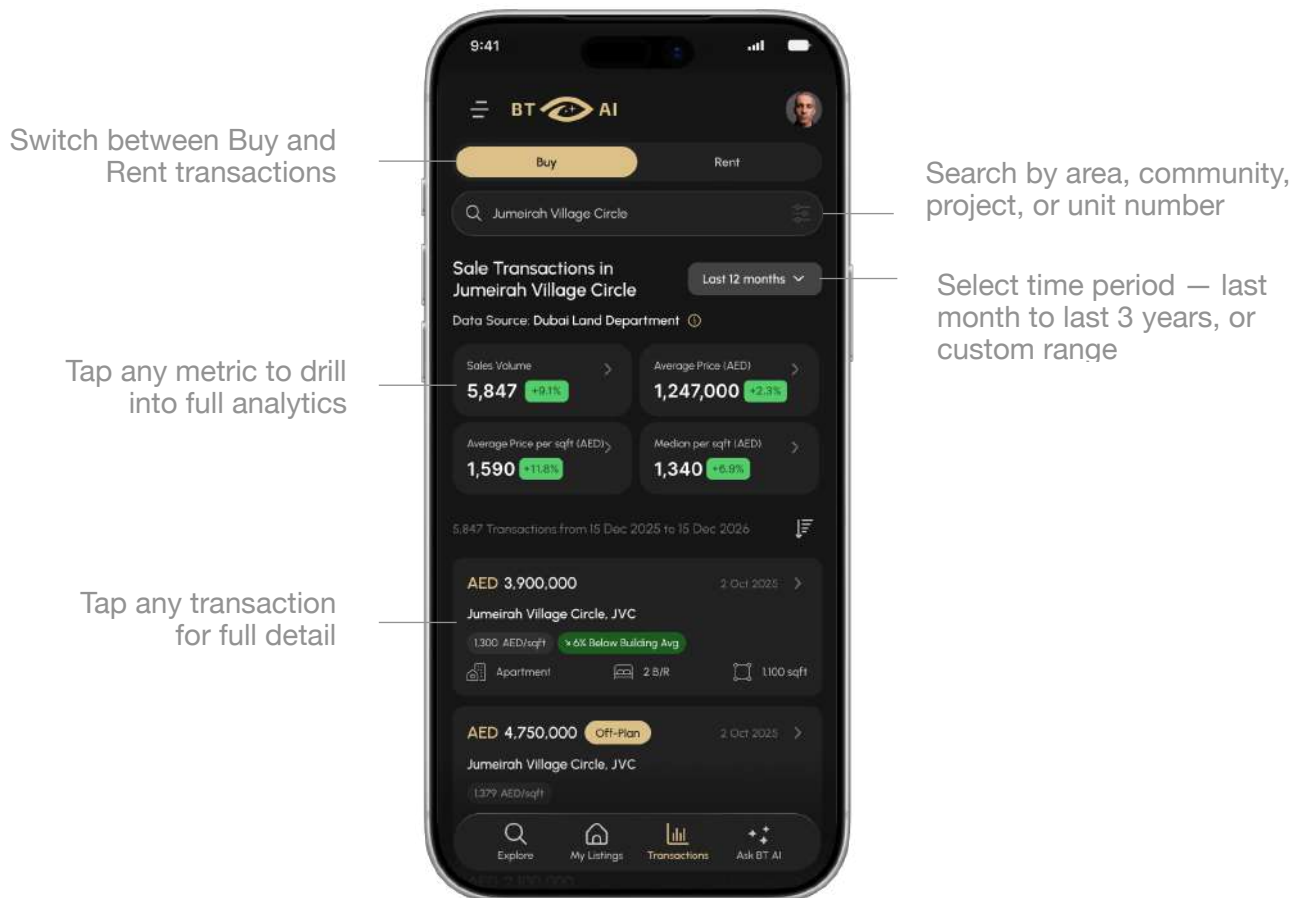
Match on a request

If matches are found, you'll see **X active requests match this listing** directly on the listing card, or **X active listings match this request** on the request card. Tap **View Matches** to see them instantly and contact the broker directly from the results.

Access DLD Transaction Data

The Transactions tab gives you direct access to closed sales and rental contracts from the Dubai Land Department — the same data your clients can't see without a broker.

Search by area, community, project, or unit number, switch between Buy and Rent, and select any time period from last month to the last 3 years.



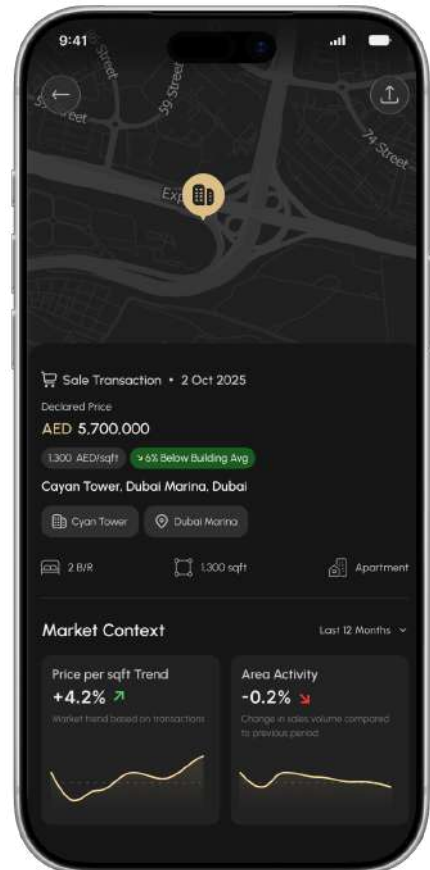


Each area view opens with a market summary: sales volume, average price, average and median price per sqft, all tracked against the previous period.

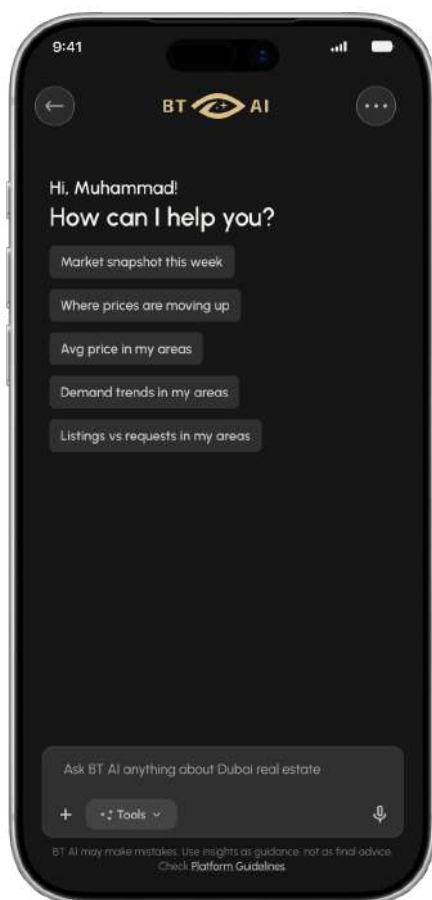
Tap any metric to drill into a full analytics view — monthly charts, top areas by transaction volume, and price trends over time.

Below the summary, individual transactions are listed chronologically. Each one shows the declared price, price per sqft, property specs, and how it compares to the building average.

Tap any transaction for the full detail — including market context for the area and similar transactions in the same project.



Ask BT AI: Market Intelligence



Ask BT AI is your personal market analyst available 24/7 directly inside the app.

Unlike a general AI assistant, BT AI works exclusively with Dubai real estate data: closed DLD transactions, active listings and requests on the platform, rental contracts, and price trends by building, project, and area.

Every answer is grounded in real data, not estimates.

Open Ask BT AI from the tab bar. The empty state shows suggested questions based on your focus areas — tap any to start, or type your own question.

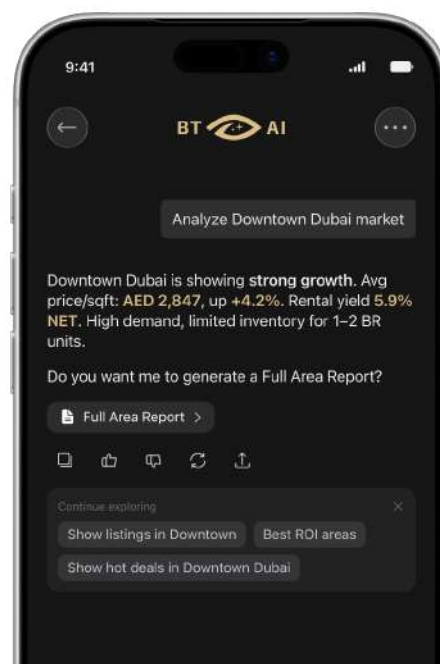
Every conversation is saved and accessible from the chat history.

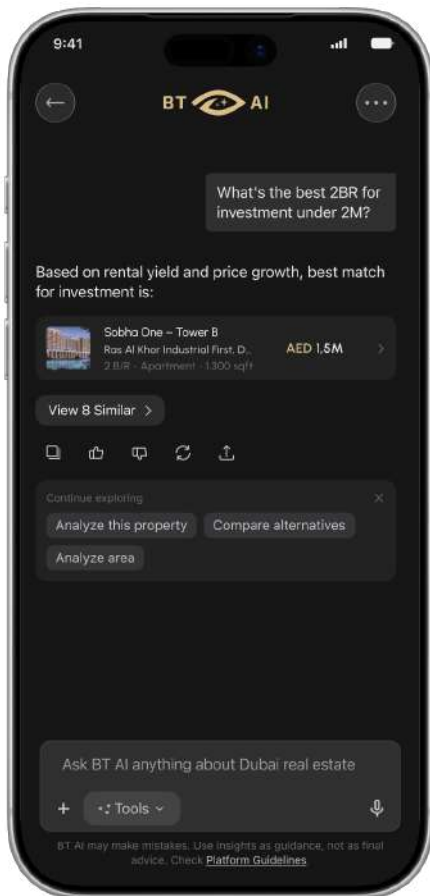
Market queries

Ask about any area, segment, or time period. BT AI returns a structured snapshot — average price per sqft, sales volume, demand levels, top performing areas, and listings vs requests balance.

Tap **Full Report** to go deeper, or use the **Continue exploring** shortcuts to narrow the analysis.

Try: «Market snapshot this week» · «Where are prices moving up?» · «Listings vs requests in Business Bay»





Search listings/requests by criteria

Ask BT AI to find listings that match specific parameters. It searches the active inventory and returns matching results directly in the chat — tap any card to open the full detail, or **View Matches** to see the complete set.

Try: "Find 2BR in Sobha One under 2M" · "Show hot deals in Downtown Dubai" · "Find 2BR apartments in Downtown under 2M"

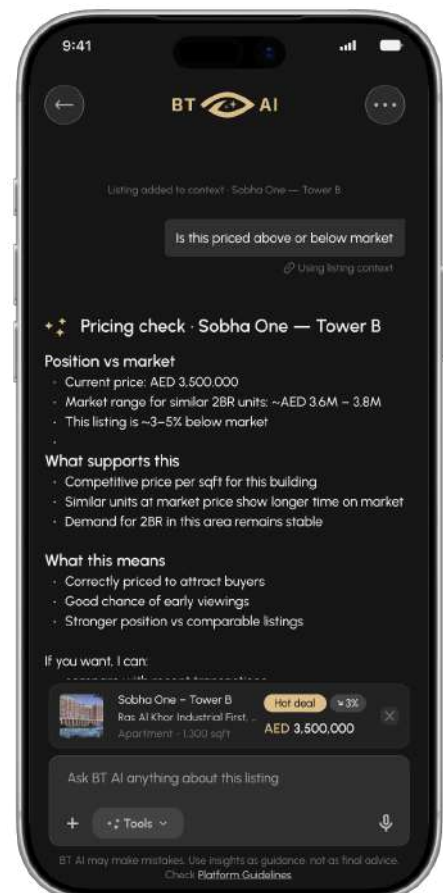
Listing and request analysis

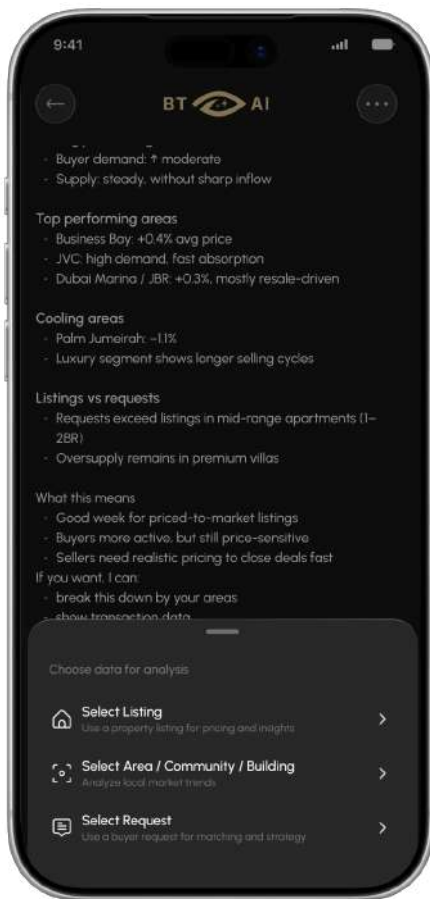
Attach any listing or buyer request from your portfolio using the «+» menu.

BT AI analyses it against current DLD data and tells you how it's positioned — whether the price is competitive, how long comparable units are sitting, and what active buyer demand looks like for this segment right now.

Every figure links to the supporting DLD transactions.

Try: "Is AED 3.5M realistic for Tower B?" · "Show last 5 transactions for similar units" · "How many active buyers match this listing?"





Area and building analysis

Select any community, project, or building through the «+» menu. BT AI returns a focused breakdown — price trends, sales volume, absorption rate, and supply vs demand balance. Every data point links to the underlying transactions.

Try: "Analyze Downtown Dubai market" · "Price trend for Sobha One since 2024" · "How is Dubai Marina performing vs last quarter?"

Investment analysis

Ask BT AI to find the best investment option within a budget — it evaluates rental yield, price growth, and demand, then recommends the strongest match with reasoning.

Try: "What's the best 2BR for investment under 2M?" · "Best ROI areas right now" · "Compare Business Bay vs JVC for rental yield»

Every answer is actionable

Across all query types, responses include direct links to the data behind the answer — tap any figure to open the supporting transactions, listings, or requests.

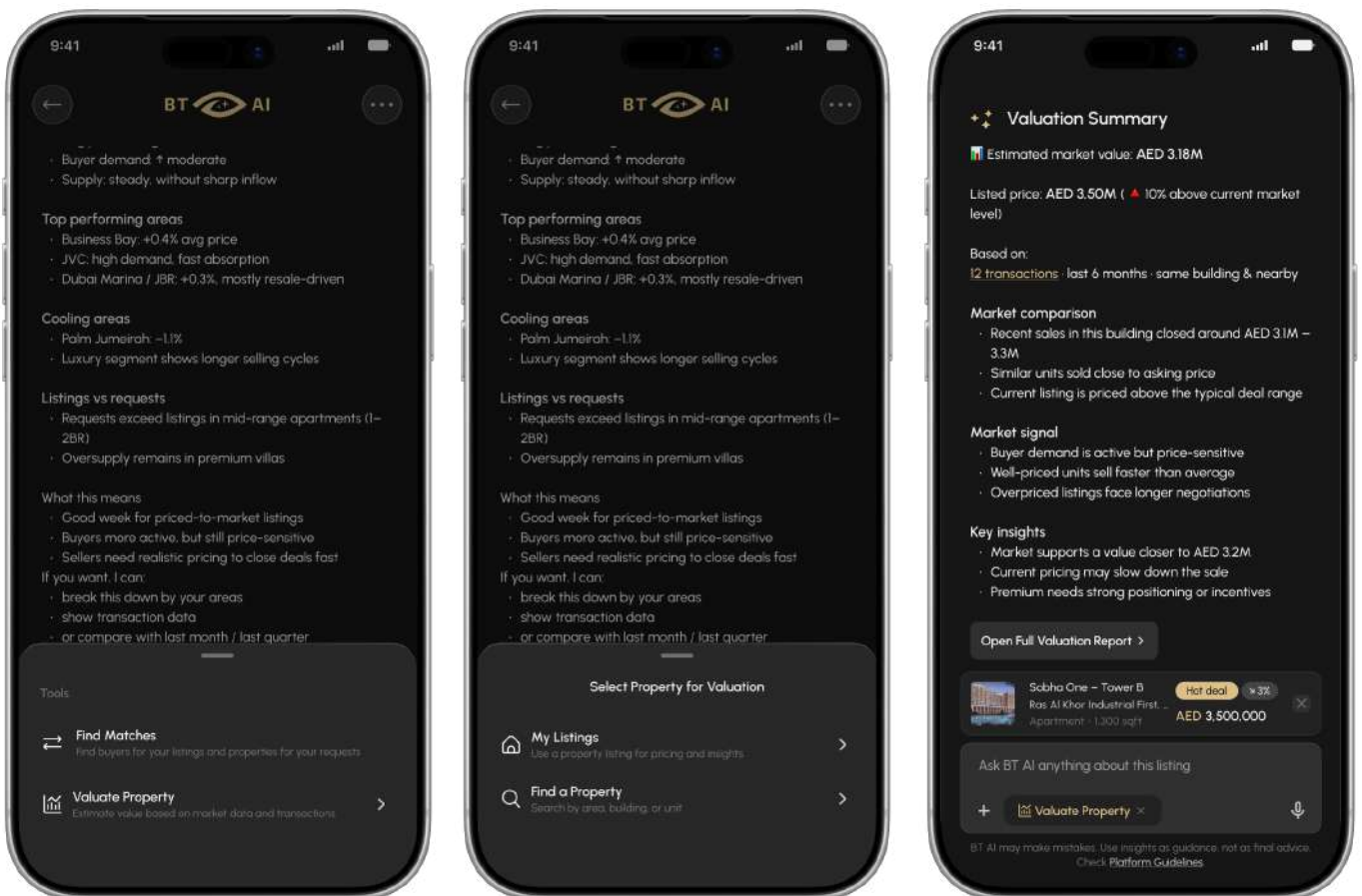
Use **Continue exploring** shortcuts to keep drilling down without typing a new question.

Run a Property Valuation

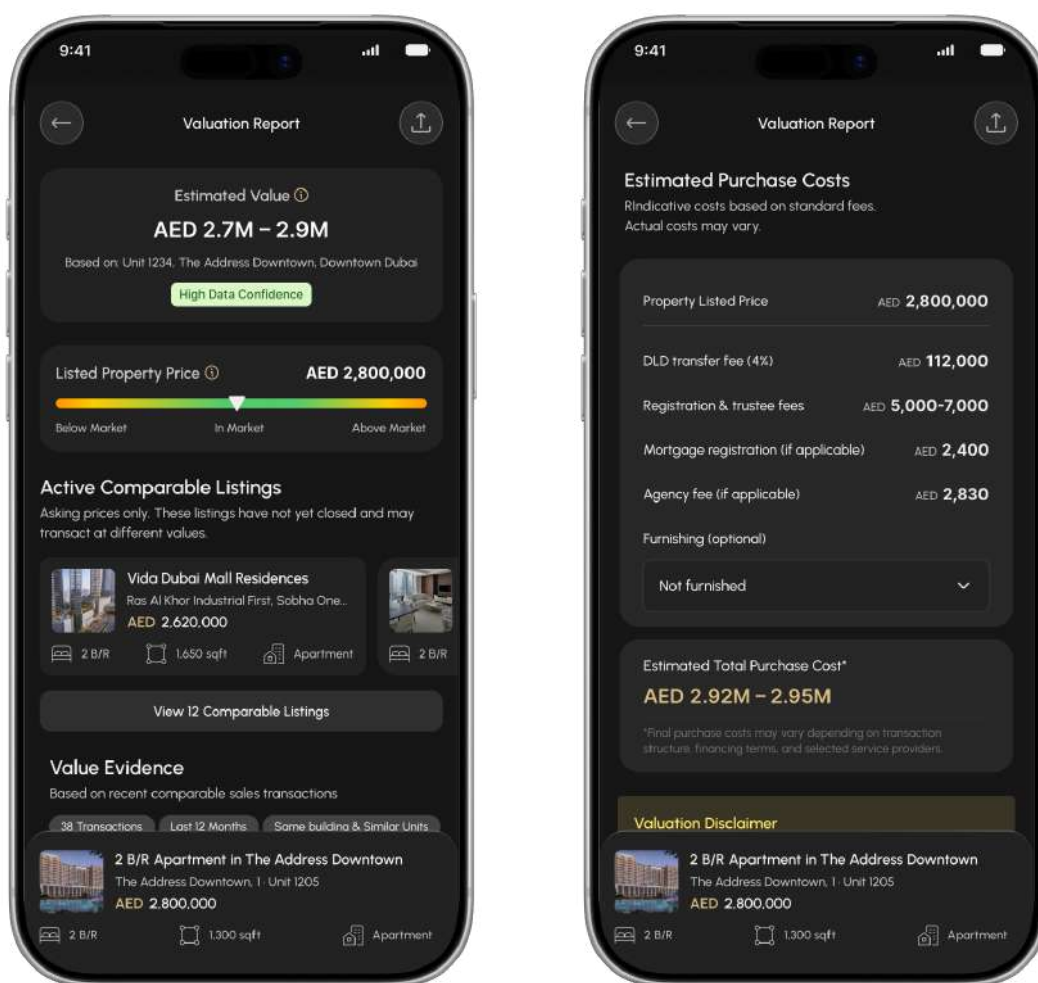
Run a full valuation directly from Ask BT AI — tap the **Tools** menu and select **Valuate Property**. Choose a listing from your portfolio, or find any property by address, unit number, Title Deed, Oqood, or DEWA number.

BT AI cross-references active comparable listings on the platform with closed DLD transactions for similar units in the same building and area, then returns an estimated market value as a price range. The wider the range, the less transaction data is available for that specific segment. A confidence rating — High, Medium, or Low — tells you how much data the estimate is based on and how reliable the figure is.

The result appears as a **Valuation Summary** in the chat — estimated market value, how the current price compares to market level, confidence rating, and the number of transactions the estimate is based on.



Tap **Open Full Valuation Report** to see the complete Property Report:



Active comparable listings — what similar units are currently asking

Value evidence — closed DLD transactions for comparable units, with price per sqft and building average comparison

Market snapshot — sales volume, median price per sqft, median annual rent, and estimated gross yield

Unit sales history — every recorded sale of this specific unit in DLD

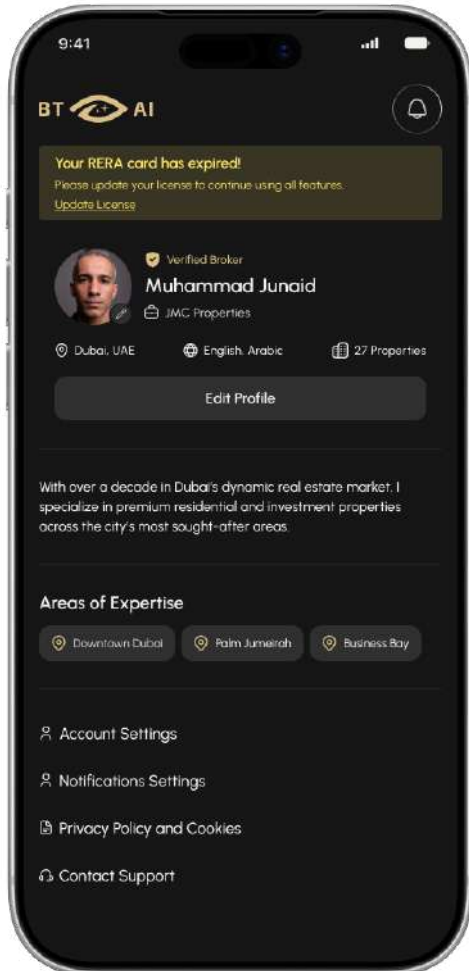
Unit rent history — registered Ejari rental contracts for this unit

Estimated purchase costs — DLD transfer fee, registration, agency fee, and total cost of acquisition

The report can be exported to PDF and shared with a client directly.

Manage Your Broker Profile

Tap your avatar in the top right corner of the Explore screen to open your profile.



Tap **Edit Profile** to update your photo, bio, languages, and contact details. Your profile is visible to other brokers on the platform — it appears on every listing and request you publish.

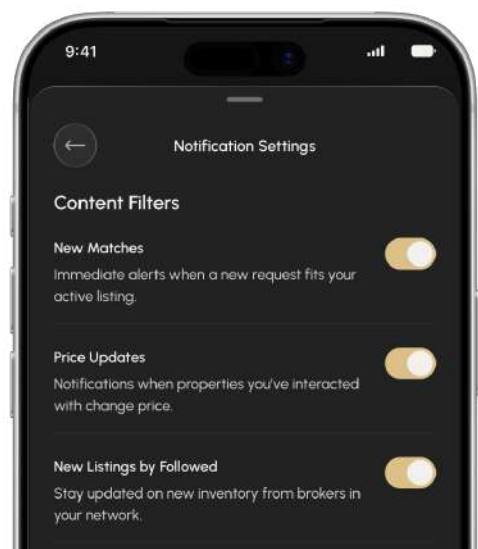
If your RERA license is approaching expiry, a warning banner appears at the top of the profile screen.

Tap **Update License** to upload a new RERA card — access to platform features is restricted until the license is renewed.

Notification Settings let you control what you hear about and when.

Enable **New Matches** to get an instant alert every time a new buyer request fits one of your active listings. Enable **Tracked Broker Updates** to follow specific brokers on the platform — you'll be notified when they publish new inventory.

Tap **Edit Broker List** to manage who you're tracking.





BT AI Broker Terminal Mobile App · v1.0 · April 2026



For support, tap **Contact Support** inside the app or email [**support@brokerterminal.com**](mailto:support@brokerterminal.com)

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