Compliance-Gated Deal Management for Property Agents.

The agent works their own way. The app keeps the law's list. The deal can't bind until the evidence says it can.

SM (Service Management) is the CORA module where registered agents log in and manage their real estate transactions and tickets. It turns each market's transaction obligations into live, evidence-backed checks attached to every deal, verifies identity through national digital ID, and refuses to let a deal move forward until the checks are cleared. **AI-powered OCR** reads uploaded documents and fills the complex forms in seconds.

The business problem: agent compliance is scattered across forms, chat threads, personal checklists and memory. Ticking "due diligence done" proves nothing to a regulator. Gaps surface late, often after the deal has already bound, and the evidence trail is hard to reconstruct.

ONE PLATFORM, LOCAL RULES

Configured to each market's regulation

Packs
Country rule packs
Singapore, US, Australia and more run as configurable packs on one platform.

Auto
Checks attached per deal
The jurisdiction's steps and obligations arrive with the agreement type.

1 side
Representation per transaction
Conflict-of-representation rules blocked, not just warned about, where the law requires.

Pre-bind
Due diligence first
Client due diligence must be complete before any binding agreement.

AI
OCR document reading
Upload or scan documents to prefill complex forms for review.

Retained
Records kept for audit
Retention follows the period each jurisdiction requires.

01 One connected deal lifecycle

From first verified sign-in to an exportable audit pack, every step stays linked to the property, the owners, the agreement and the evidence.

1. **Digital ID sign-up** — Agent found on the public register and verified. No passwords, no uploads.
2. **Property & owners** — Address lookup; each owner proves identity on their own device.
3. **Agreement form** — One answer picks the form, the checks and the order.
4. **AI-read documents** — OCR fills forms; checks clear only on evidence, with trust levels.
5. **The gate** — Rules re-run; the deal can't bind while gaps remain.
6. **Audit pack** — Exports exactly as the file stood, gaps included.

AI · OCR ENABLED

Upload or scan. Forms fill themselves.

AI reads national ID, passport and property documents and prefills the client and property forms.

- **Scan or upload** — Camera capture in the field or file upload
- **Review every field** — Edit extracted values before anything is saved
- **Confirm to attach** — Kept as evidence, marked machine-read until verified

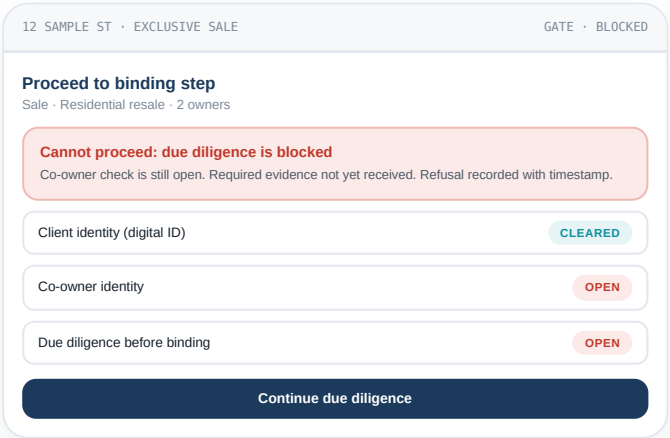
02 The Gate: where the app says no

FLAGSHIP CAPABILITY

A refusal that is specific, timestamped and defensible

When an agent tries to bind the deal with open checks, SM re-runs every rule and shows exactly what is missing. The refusal is logged on the record with a timestamp.

- **Evidence, not ticks** — Obligations can't be ticked; only evidence clears them
- **Every owner counts** — A missing co-owner's check holds the whole deal
- **Trust levels** — Machine-read, verified or issuer-confirmed
- **Own process, kept** — Personal checklists run alongside, never replace the law



Know what the law requires, and prove it was done

From verified sign-up to the audit pack, built for the registered agent's day.

03 Core platform capabilities

ID

Digital ID Onboarding

Agent located on the regulator's public register and verified. Clients and co-owners prove identity on their own app.

RB

Country Rule Packs

Singapore, US, Australia and more are configured as packs. One answer selects the agreement form, checks and order.

PR

Property & Owner Lookup

Address resolves the property from public records, marked "looked up", not "proved". OCR prefills address and type.

CK

Statutory Checks

Obligations attached automatically; cleared only by evidence, never by a tick.

AI

AI Document OCR

Upload or scan documents to fill client and property forms quickly. Every document shows machine-read, verified or issuer-confirmed.

CL

Personal Checklists

Agents write their own process once; it attaches to every new resale as a separate copy per deal.

RG

Read-only Regulatory Reference

Obligations link to the source forms they come from. The regulator's side can't be edited.

GT

Compliance Gate

Rules re-run on demand, listing exactly what is missing. Refusals are timestamped on the record.

AP

Audit Pack Export

Months later, the file exports exactly as it stood, gaps included. A disclosed gap is defensible.

04 Business value across the agent's workflow

01 **Forms filled faster**
OCR replaces retyping, agent confirms

02 **No dual representation**
Conflicts blocked where required

03 **Defensible files**
Evidence and refusals on record

04 **Agent keeps control**
Own checklists, same law underneath

05 SM vs. spreadsheets and generic CRMs

Decision factor	SM	Traditional approach
Identity	**National digital ID verification for agent, client and co-owners.**	Photocopied IDs and manual uploads.
Form filling	**AI OCR reads uploaded or scanned documents and prefills complex forms for review.**	Retyping IDs and property details by hand, with errors.
Obligations	**Legal checks attached automatically per form; evidence-only clearance.**	Self-ticked checklists that prove nothing.
Co-owners	**Every owner must sell; an absent owner's check holds the deal.**	Easy to miss until late in the deal.
Binding step	**Gate refuses the binding step while checks are open, with a timestamped record.**	Nothing stops the agent; gaps found afterwards.
Agent's process	**Personal checklists run alongside but never override the law's list.**	One rigid template, or none at all.
Audit	**One-click audit pack, exactly as the file stood.**	Rebuilt from emails and folders.

WHY SM

Work your way. Clear the evidence. Close with confidence.

SM gives registered agents a transaction workspace where compliance is part of the work, not an afterthought, so every deal that binds has the evidence to stand behind it.

Mobile-first

Built for field work, with OCR capture

Part of CORA

Multi-country rule packs