



# Scribe PDF

FOR REAL ESTATE AGENTS

32 TOOLS · LISTINGS, DISCLOSURES & CLOSINGS

# The listing sheet, the inspection report, *the closing deadline.*

Listing sheets, disclosures, inspection reports, closing packets: every PDF that moves through a real estate practice, handled on-device in one app, without emailing files between six different tools.

**32**

TOOLS IN ONE APP

**0**

FILES LEAVE YOUR DEVICE

**1**

APP, LISTING TO CLOSING

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# Built for the paperwork behind the sale.

A real estate practice runs on PDFs: listing sheets drafted at intake, disclosures signed before showing, inspection reports reviewed with buyers, closing packets bound for escrow. Scribe PDF covers what happens to every one of those documents from listing to closing.

**Why on-device matters here:** sale prices and buyer financing details are exactly the files that shouldn't round-trip through someone else's server. Every tool below runs locally, inside Apple's app sandbox. Nothing is uploaded to process a PDF.

|                     |         |
|---------------------|---------|
| ● Create & Organize | 8 tools |
| ● Read & Extract    | 7 tools |
| ● Protect & Secure  | 6 tools |
| ● Sign & Mark Up    | 5 tools |
| ● Present & Listen  | 4 tools |
| ● Optimize          | 2 tools |

32

tools, organized  
into six clear  
workflows

2

platforms:  
iPhone, iPad,  
and Mac

0

servers your  
client data  
touches

1

app, from  
listing to closing

## Create & Organize

Assemble the listing packet from whatever the MLS export actually produced.



### Merge PDFs

Create & Organize

The closing packet needs one file, not six exports. Merge the purchase agreement, the disclosures, and the inspection report into a single PDF for the title company.



### Split PDF

Create & Organize

A 60-page listing packet needs the disclosure section pulled out for the buyer's agent and the survey pulled out for the lender, without re-exporting from the listing software.



### Images to PDF

Create & Organize

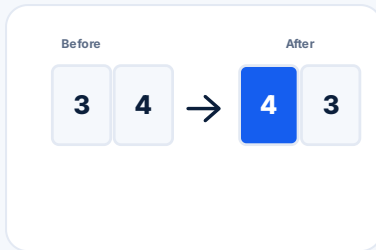
Twenty-five photos from a walkthrough become one clean PDF for the condition report, with no separate scanner and no re-typing the notes.



### Clipboard to PDF

Create & Organize

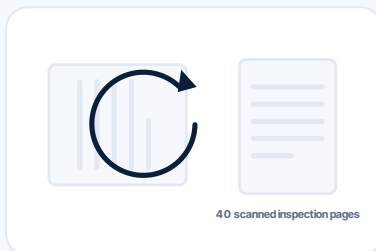
Copy a comparable sales table straight out of the listing service and paste it into a one-page PDF for the seller update, without a screenshot tool in between.



## Page Organiser

Create & Organize

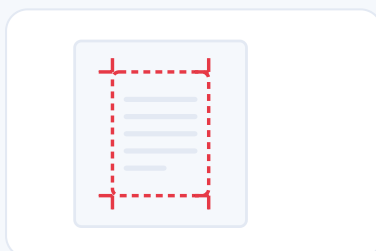
The closing binder came back from the printer with the disclosures ahead of the inspection report; reorder the pages to match the title company's checklist before it goes to escrow.



## Rotate Pages

Create & Organize

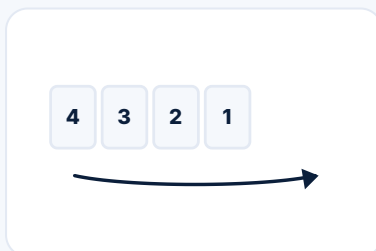
Half of the 40 scanned inspection photos arrived sideways. Rotate every page back to portrait in one pass before they go into the buyer's packet.



## Crop Pages

Create & Organize

A scanned survey has a wide margin from the surveyor's printer; crop it to match the rest of the bound closing file.



## Reverse Pages

Create & Organize

The scanner fed 30 pages of signed addenda in reverse order. Flip the page order back to chronological sequence before the closing review.

## Read & Extract

Get the terms, the comps, and the words out of a PDF and into something usable.



### OCR

[Read & Extract](#)

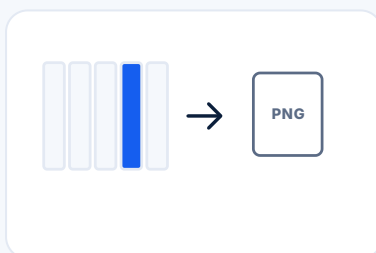
A decade-old paper deed has to be referenced for a title search, but it's a photocopy. OCR turns it into real, selectable, searchable text before it goes in the file.



### Extract Text

[Read & Extract](#)

Pull just the contingency paragraph out of a 25-page purchase agreement into plain text, ready to drop into the summary email without retyping.



### Extract Pages

[Read & Extract](#)

Export only the floor plan page from a 40-page listing packet as a clean PNG for a marketing email, with no screenshotting and no re-opening the full packet.



### Table Extraction

[Read & Extract](#)

A comparable sales grid is buried in a PDF export from the listing service. Pull it straight into a real spreadsheet, cell by cell, instead of re-keying every row.



## Find in PDF

Read & Extract

Find every reference to "contingency" across a 90-page purchase agreement before the closing review: every match, across every page, in seconds.



## Document Stats

Read & Extract

Check the page count and read time on a draft disclosure packet before it goes to the buyer, a quick sanity check before the real review.



## PDF to Markdown

Read & Extract

Convert a seller's disclosure PDF into clean Markdown so it drops straight into the internal listing notes, headings and bullet points intact.

## Protect & Secure

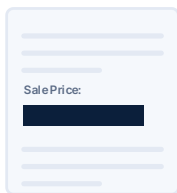
Lock what's confidential, remove what shouldn't travel, and prove what changed.



### Password

Protect & Secure

Encrypt the client's financial statement before it's emailed to the lender: real password protection, not a folder that just looks locked.



### Redact

Protect & Secure

Black out the sale price and buyer's financing details before a listing file is shared publicly for a marketing case study: gone for good, not just covered.



### Watermark

Protect & Secure

Stamp "DRAFT, SUBJECT TO CHANGE" across every page of the preliminary listing sheet before it's shared for review.

TITLE  
Listing Disclosure

AUTHOR  
Dana Whitfield

LISTING AREA  
Maple Hollow

## Metadata

Protect & Secure

Set the Title, Author, and Listing Area fields correctly on the final disclosure packet before it's archived: the details a file search actually reads.

AUTHOR  
dana.whitfield@realty.com

FILE PATH  
7Listing\sr128\_Maple\disclosure\_v3.pdf

Removed before external release

## Strip Metadata

Protect & Secure

Strip the agent's name and internal file path out of a PDF before it's shared externally with the buyer's agent.



## Bates Number

Protect & Secure

Stamp RE-000001 through RE-001200 across every page of a closing document production, sequential and consistent, the way the title company expects it.



## Sign & Mark Up

Sign it, stamp it, mark it up, ready for the buyer or the title company.

### Purchase Agreement

Morgan Lacey

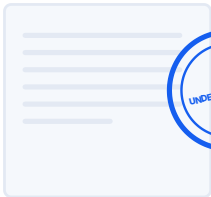
Due: 10/01/2026



## Fill & Sign

Sign & Mark Up

Fill in the purchase agreement fields and add a signature before the offer deadline, with no printing, signing, or re-scanning.



## Stamp Library

Sign & Mark Up

Stamp UNDER CONTRACT across the completed purchase agreement the moment it's accepted, before it moves to escrow.

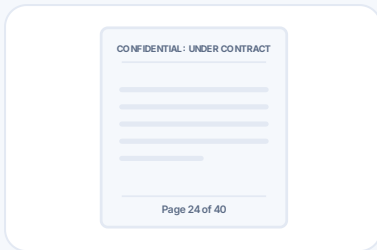


Inspection  
contingency:  
confirm w/ buyer

## Annotate

Sign & Mark Up

Highlight the closing date that changed since the last draft and leave a comment for the title company, directly on the agreement.



## Headers & Footers

[Sign & Mark Up](#)

Add "Confidential: Under Contract" and automatic page numbers across a 50-page closing packet before it goes out for distribution.



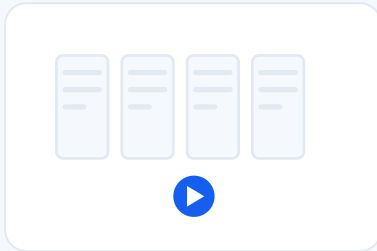
## Compare PDFs

[Sign & Mark Up](#)

See exactly what changed between the initial offer and the counteroffer, side by side, before presenting it to the seller.

## Present & Listen

Take the listing into the walkthrough, or into your commute.



### Slideshow

Present & Listen

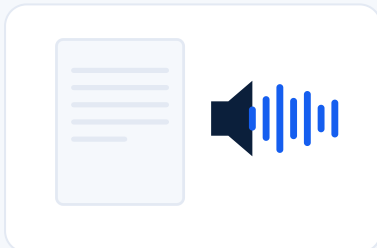
Present the listing full-screen to the buyer, straight from the PDF, with no separate deck to keep in sync with the disclosure packet.



### Presenter Mode

Present & Listen

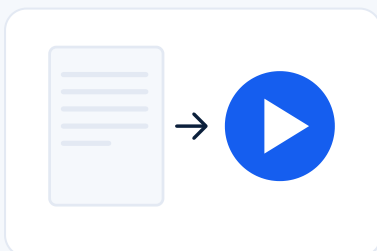
Walk the buyer through the floor plan with on-slide markup, pointing straight at the feature that matters.



### Read Aloud

Present & Listen

Have a 15-page HOA disclosure read aloud on the commute in, instead of squeezing the reading in before the walkthrough.



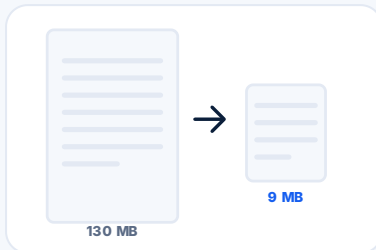
### PDF to Audiobook

Present & Listen

Turn the license renewal reading into an MP3 for the commute, with the continuing education deadline closing in.

## Optimize

Same files. A file size that actually attaches to an email.



### Compress PDF

[Optimize](#)

A 120MB scanned inspection report won't attach to an email. Compress it down to something that actually sends, without losing legibility.



### Merge Layers

[Optimize](#)

Flatten the optional-content layers the listing software leaves behind in its PDF export, so the floor plan prints clean for the file instead of blank.



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