

PARTNER BROCHURE · 2026

Bytky for estate agents and mortgage brokers

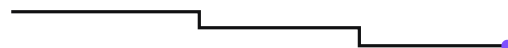
What Bytky does for the people renting, buying and investing in Czech homes, and three ways we can work together.

bytky.com

Every home for rent and for sale in the Czech Republic, on one map. In English, Czech and Ukrainian.

Vinohrady, Praha 2

Good deal

24,500 Kč / month2+kk · 54 m² · Flat for rent

Price history

↓ -5.8 %

 14 min to Anděl by public transport

— WHO WE ARE

Bytky on one page

Bytky is a property search for the Czech Republic. It puts every flat, house and plot listed for rent or for sale on one map, and tells people whether the asking price is fair.

What it is

A map and search of homes for rent and for sale across the country, swept around the clock from the property sites people already use. A home advertised on two sites is matched into one. Every listing links back to its original advert, so every enquiry goes to the agent who listed it.

Who uses it

Renters, first-time buyers and small investors, and the many newcomers to Czechia who search in English or Ukrainian. Each new account starts with one question, investing, buying or renting, so every partner reaches the right people.

Who runs it

Bytky is built in Prague by Doug Silkstone, a product engineer, and ships new features every week. Its partner desk, Clara, answers partners@bytky.com.

What it adds

A fair price and a verdict on every flat and house, the true monthly cost, the full price history, travel times on real timetables, what's nearby, noise and flood maps in Prague, a page for every area, and free tools for renting, buying and investing.

What it costs them

Nothing. Browsing needs no account. A free account saves searches, places and a flat-hunt board. Bytky Plus, at 149 Kč a month, adds alerts within minutes of a listing going live and unlimited saved searches.

Why we're writing to you

The people on Bytky need agents and mortgage brokers at the moment they decide. We'd like to put the right partners in front of them, build the tools your clients ask for, and share what that earns.

110,000+

active listings, for rent and for sale

3

languages on every page: English, Czech, Ukrainian

21

free tools and checklists for renters, buyers and investors

5,241

agencies with a page of their own on Bytky

Counts from bytky.com on 27 October 2026.

STEP 1

They search Bytky

On the map, by area or travel time, in English, Czech or Ukrainian.



STEP 2

They open a listing

Fair price, monthly cost, price history and what's nearby, side by side.



STEP 3

They go to your advert

"View the original listing" opens it where you advertised it.



STEP 4

They contact you

The enquiry reaches the agent who listed the home, as it always has.

FIGURE 1 How a home on Bytky reaches you. Bytky takes no listings and no enquiries of its own.

What people find on Bytky

Seven pages on what Bytky shows people looking for a home, from the first search to the day they move in, and one on your agency's page. Each ends with what it means for agents and for mortgage brokers.

01 Every home on one map, with a fair price

04 Buying and mortgages

07 Alerts and the flat-hunt board

02 Travel times and what's nearby

05 Rental yield for investors

08 Your agency on Bytky

03 Areas, rents and prices

06 Renting and moving to Czechia



— WHAT BYTKY DOES · 1 OF 7

Every home on one map, with a fair price

People start on the map. Every flat and house carries a verdict on its asking price, its full monthly cost and its history since it was listed.

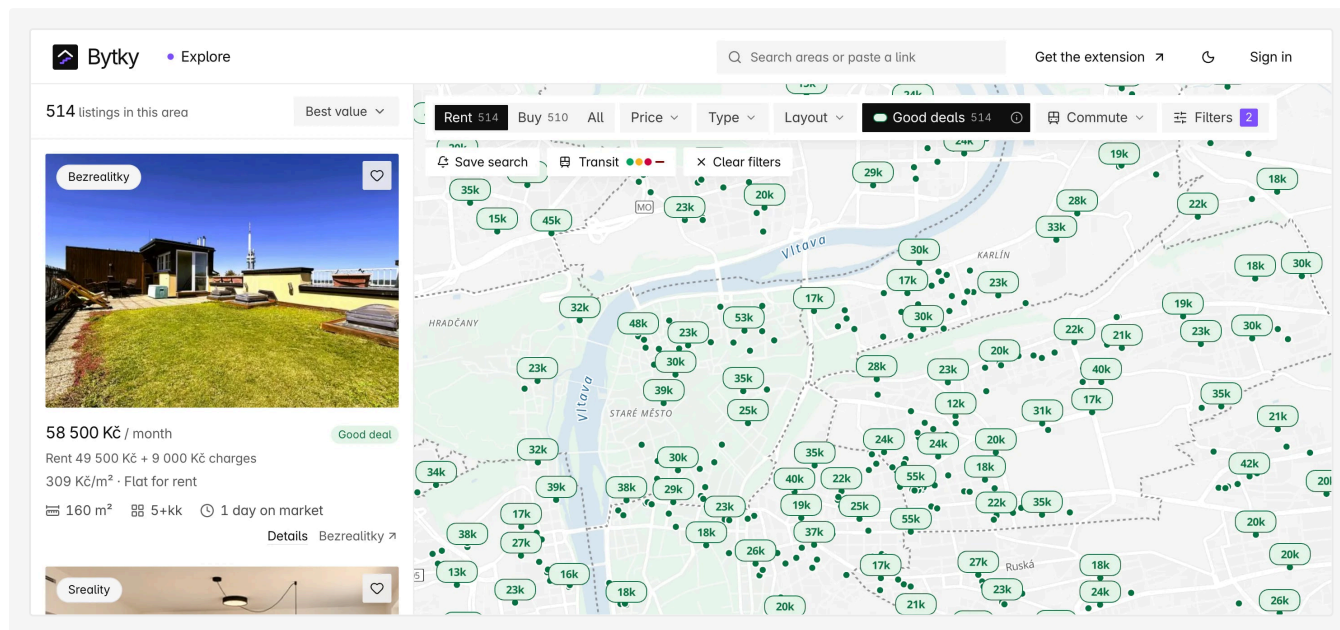


FIGURE 2 The map of Prague with “Good deals” on: each pin is a flat for rent at a good price for its area, labelled with its asking rent. bytky.com/explore.

01 Every listing, one map

Every flat, house and plot for rent or for sale, from the property sites people already use, swept around the clock. The same home advertised on two sites is matched into one, and each listing links straight back to its original advert.

Where bytky.com/explore · the whole country

03 The true monthly cost

Rent, service charges and utilities in one number, with the deposit and any commission beside it, so two flats compare properly.

Where every rental listing

FOR AGENTS

A home priced in line with its neighbours earns a “Fair price” or “Good deal” badge. The comparison is public, so you can show it to a seller before you agree the asking price.

02 A fair price and a verdict

Each flat and house gets a fair price and a typical range from up to 20 similar listings nearby, and a verdict from “Good deal” to “Pricey”. It shows the listings it compared, and gives no verdict on fewer than eight.

Where every listing · flats and houses

04 Price history

Every price cut, relist and status change since Bytky first saw a listing, and the same home's earlier adverts. Anyone can paste a listing link to see it.

Where every listing · bytky.com, paste a link

FOR MORTGAGE BROKERS

Buyers who reach you have already seen what similar homes ask, and what the one they want has cost over time.

— WHAT BYTKY DOES · 2 OF 7

Travel times and what's nearby

Most people choose the area before the flat. Bytky answers the questions they used to ask at a viewing: how long the trip to work takes, how often the tram runs, and what's around the corner.

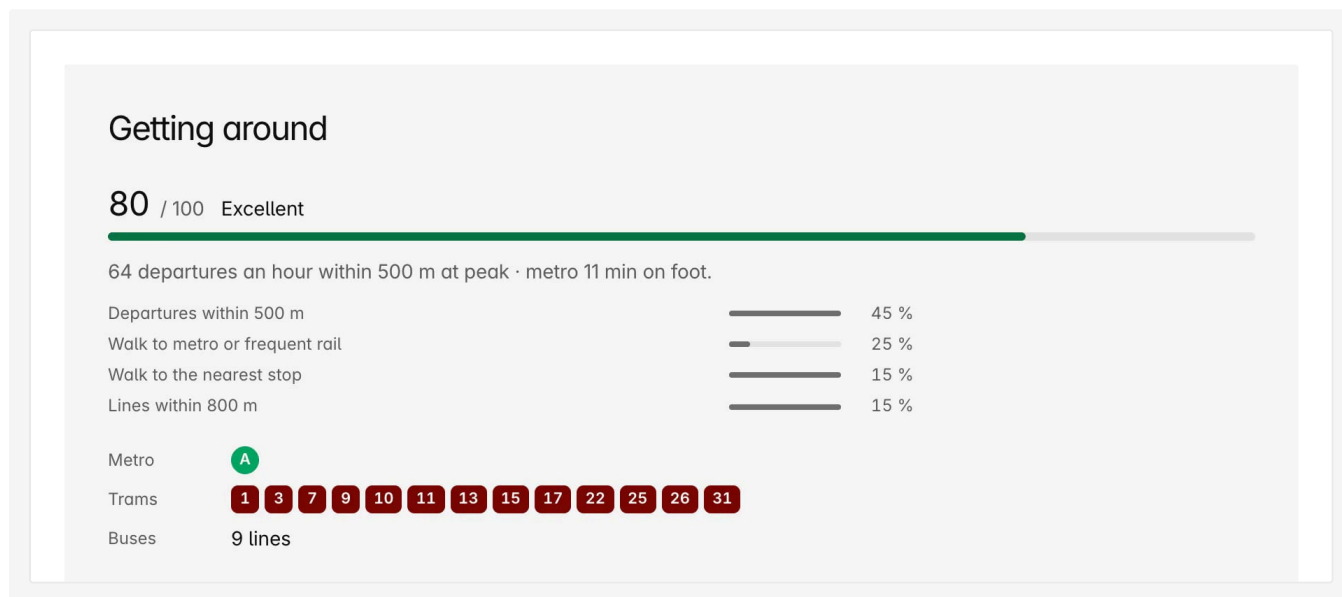


FIGURE 3 “Getting around” on a listing in Prague: a transit score out of 100, how often services run within 500 m at peak, and every metro, tram and bus line within reach.

01 Travel time to work or school

People save the places they travel to, then filter and sort homes by the journey on public transport. From any flat, the map shows everywhere within 10, 20 and 30 minutes.

Where the map and every listing · Prague and Central Bohemia, on real timetables

02 Getting around

The nearest stops and lines, how often they run at peak and at night, live departures, and a transit score from 0 to 100.

Where every listing · Prague and Central Bohemia

03 What's nearby

The nearest shops, schools, kindergartens, doctors, parks and playgrounds, with walking distances and an amenity score.

Where every listing and area page · the whole country

04 Noise, flood, air and crime

Night-time noise, flood zones, green space and air quality as map layers, and the crimes police recorded per 1,000 residents beside the town's figure.

Where map layers and area pages · environment in Prague, crime nationwide

FOR AGENTS

Buyers and tenants who contact you have already checked the journey, the schools and the noise. Fewer viewings end with “it's too far”.

FOR MORTGAGE BROKERS

A client who has settled on an area is close to a purchase. Their next question is how much they can borrow.

WHAT BYTKY DOES · 3 OF 7

Areas, rents and prices

Every region, town and neighbourhood has a page of its own, built from the listings on the market today: what flats ask, how many there are, and how long they take to go.

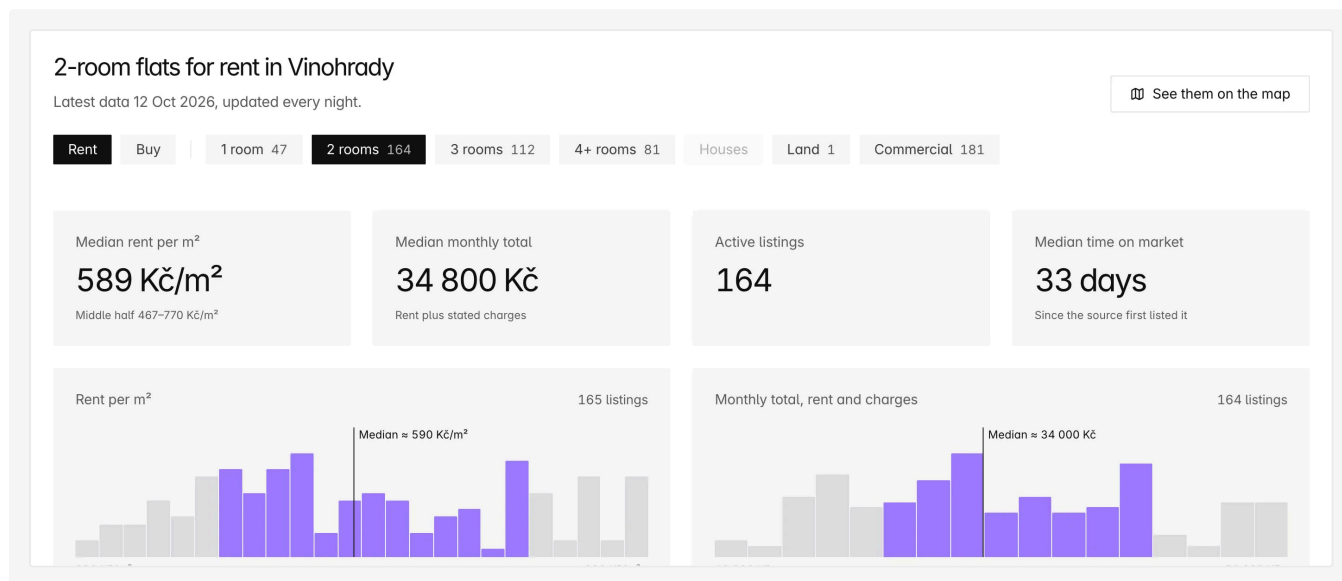


FIGURE 4 Two-room flats for rent on the Vinohrady page: the median rent per m² and per month with charges, how many are listed, the median time on the market, and the spread of asking rents.

01 A page for every area

All 14 regions, 77 districts, every town and municipal part, and 231 neighbourhoods in eight cities: asking rents and prices, every listing on a map, getting around, what's nearby and recorded crime.

Where bytky.com/area · the whole country

02 Rents and prices by city

The regional capitals and the towns with the most flats side by side: the median rent and price of one-, two- and three-room flats, per m², and the rental yield.

Where bytky.com/prices

03 Choosing a neighbourhood

A budget, a layout, a daily trip and what matters most go in; Prague's or Brno's neighbourhoods come out ranked, with the flats in budget. Any two areas can be compared side by side.

Where bytky.com/tools · finder for Prague and Brno, comparison nationwide

04 Price check for any address

A pin on the map or an address gives what similar homes nearby ask to buy and to rent, the gross yield, and the listings behind each figure.

Where bytky.com/tools/price-check · asking prices, never a valuation

FOR AGENTS

An owner who checks what homes on their street ask is thinking about selling or letting. Area pages and price check are where they do it.

FOR MORTGAGE BROKERS

Your clients see what a two-room flat costs in each district, the figure their budget will be measured against.

WHAT BYTKY DOES · 4 OF 7

Buying and mortgages

Before a buyer calls a bank, Bytky shows what the ČNB's rules let them borrow, the cash they need on the day, and whether buying beats renting.

FIGURE 5 The mortgage calculator: from income and savings to the most a bank may lend, the home it buys and the monthly payment, with the ČNB limit that sets it. bytky.com/tools/mortgage-calculator.

01 How much a bank will lend

Each of the ČNB's limits (loan to value, debt service to income, debt to income) named and explained, the under-36 rule included. Below the result, the live flats for sale that the budget buys.

Where bytky.com/tools/mortgage-calculator · on the ČNB's average rate

02 The cash needed on the day

The buyer's own funds under the loan limit, the cadastre fees, contract and escrow, the bank's valuation fee and the first year's insurance, added up.

Where bytky.com/tools/buying-costs · opens from any home for sale

03 Rent or buy

Buying with a mortgage against renting and saving the deposit, year by year, with Czech purchase and owner's costs and mortgage interest relief, and the year buying pulls ahead.

Where bytky.com/tools/rent-or-buy · from any listing or area

04 Guides for buyers

Whether foreigners can buy, a mortgage as a foreigner, buying step by step, what buying costs, new builds off-plan, co-op flats, and panel or brick, each in three languages.

Where bytky.com/articles · English, Czech and Ukrainian

FOR MORTGAGE BROKERS

Everyone who runs these numbers is a mortgage client at the moment they decide. They know their limit, their cash and their payment. What they need next is a broker.

FOR AGENTS

Buyers who reach your listing have checked they can afford it and know what the purchase costs on top, so fewer sales stall at the bank.

— WHAT BYTKY DOES · 5 OF 7

Rental yield for investors

Small investors buy flats to let. Bytky puts an estimated rent and a gross yield on every flat for sale, and ranks every area by it.

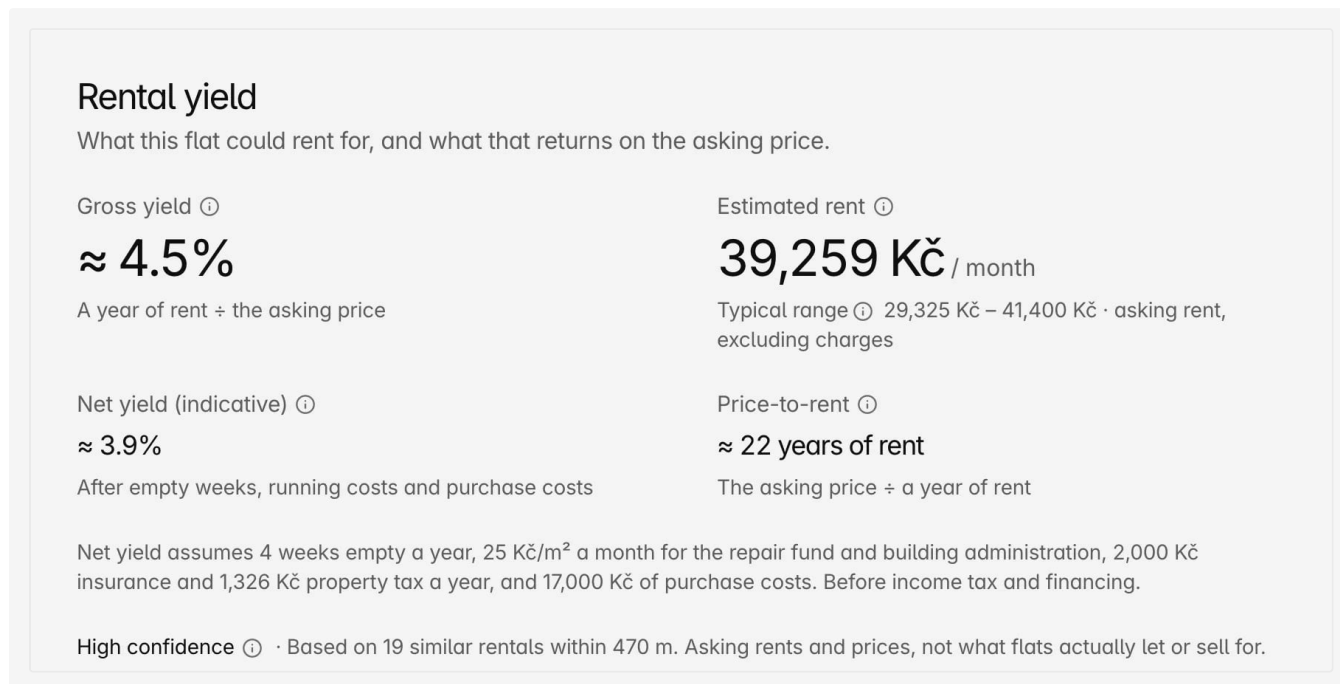


FIGURE 6 “Rental yield” on a flat for sale: the rent it could earn from similar rentals nearby, its gross and indicative net yield on the asking price, and how many years of rent the price equals.

01 Rent and yield on every flat for sale

An estimated rent from similar flats to let nearby, with the gross yield and an indicative net yield. Bytky shows a yield only where it has eight or more comparable rentals.

Where every flat for sale · gross, on asking prices

03 Cash-flow calculator

The mortgage, running costs and simplified tax on any flat for sale, year by year. Scenarios can be saved and shared by link.

Where bytky.com/tools/rental-yield-calculator

02 Yield map and rankings

A yield layer on the map, a yield block on every area page, and a ranking of towns and neighbourhoods by gross yield.

Where bytky.com/investors/yields

04 Portfolio and investor alerts

Owners get a monthly estimate of each flat's value from asking prices nearby, its rent and yield. Ready-made searches find homes below the fair price or after a price cut.

Where bytky.com/portfolio · the map's investment filters

FOR AGENTS

Investors buy, let and sell again. They arrive at your listing with the yield worked out, and they are the clients who come back.

FOR MORTGAGE BROKERS

A buy-to-let loan is a different conversation. The calculator's “A flat to let” switch is where these buyers start, and where a broker can meet them.

WHAT BYTKY DOES · 6 OF 7

Renting and moving to Czechia

Newcomers meet Czech forms, Czech leases and Czech law in their first month. Bytky explains each one in English and Ukrainian, and fills in the official forms with them.

Přihlašovací tiskopis

Your first address report to the foreign police

Printed in Czech and English

Fill it in →

Oznámení změn

A new address, passport, name or marital status, or a lost document, from outside the EU or as an EU citizen

Printed in Czech, English and Ukrainian

Fill it in →

Ohlášení změn (dočasná ochrana)

A new address, passport, name or marital status under temporary protection

Printed in Czech and Ukrainian

Fill it in →

FIGURE 7 Official forms filled in on Bytky: the person answers in their own language and downloads the office's own PDF, completed in Czech. Nothing they type leaves their browser. bytky.com/expats/paperwork.

01 Paperwork, step by step

Every report and form a foreigner meets about their home and stay, from the first address report to a new passport, each with its deadline, office and the law behind it.

Where bytky.com/expats/paperwork · three forms filled in online

02 The lease, the handover and proof of address

A full Czech lease with English under each clause and the Civil Code behind it, the handover record with meter readings, and the owner's proof of accommodation for a visa.

Where bytky.com/tools · printed in Czech with a translation

03 During the tenancy

Whether a rent rise is lawful, who pays for a repair, the service-charge settlement, and notice dates, each with a ready letter in Czech.

Where bytky.com/tools · rent increase, repairs, service charges, end of lease

04 Guides, glossary and films

19 guides, a glossary of 71 Czech property terms, a help centre, and short films narrated in English, Czech and Ukrainian.

Where bytky.com/expats · bytky.com/help · bytky.com/glossary

FOR AGENTS

Foreign tenants arrive with the lease read in their language and their documents in order, so letting to them takes less of your time.

FOR MORTGAGE BROKERS

Newcomers who settle become buyers. The guides to buying and to a mortgage as a foreigner are where they begin.

— WHAT BYTKY DOES · 7 OF 7

Alerts and the flat-hunt board

A search takes weeks. Bytky keeps people up to date the whole way: new matches and price drops as they happen, and a board to run the hunt with their household.

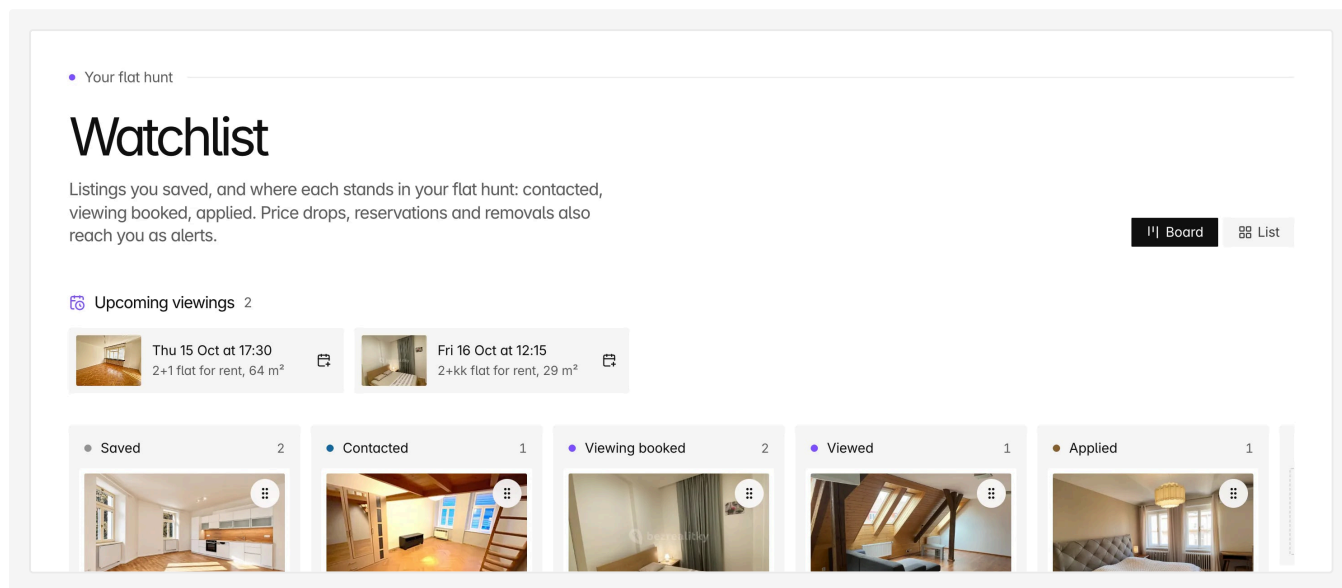


FIGURE 8 The flat-hunt board: saved homes move from “Saved” to “Contacted”, “Viewing booked”, “Viewed” and “Applied”, with upcoming viewings at the top. bytky.com/watchlist.

01 Alerts by email and Telegram

A saved search or a saved home sends new matches, price drops, reservations and removals by email, to the Bytky inbox and in Telegram, as they happen or in a daily digest.

Where bytky.com/saved-searches · @bytkybot on Telegram

03 The flat-hunt board

Saved homes move through stages. Viewings get calendar reminders, and notes and a must-ask checklist sit with each home, shared with a partner or flatmates.

Where bytky.com/watchlist · free account

FOR AGENTS

People hear about your new listing within minutes and come to your advert ready to book a viewing. Every enquiry Bytky drafts for them ends “Nalezeno přes Bytky”, so you can see where it came from.

02 The fast lane

With Bytky Plus, new listings for a saved search are looked for every two minutes and sent the moment they’re found.

Where Bytky Plus

04 Bytky Plus

149 Kč a month: the fast lane, unlimited saved searches, instant alerts, five saved places for travel times, a home’s whole listing history, and a weekly brief on each search.

Where bytky.com/plus · cancel any time

FOR MORTGAGE BROKERS

Alerts bring people back to Bytky throughout their search. A broker beside the homes they’re watching is in front of them for weeks, not once.

— WHAT BYTKY DOES · FOR AGENTS

Your agency on Bytky

Every agency with a listing on Bytky has a page of its own, 5,241 of them today, and so do the realtors named on its listings. Each page is built from the listings alone.

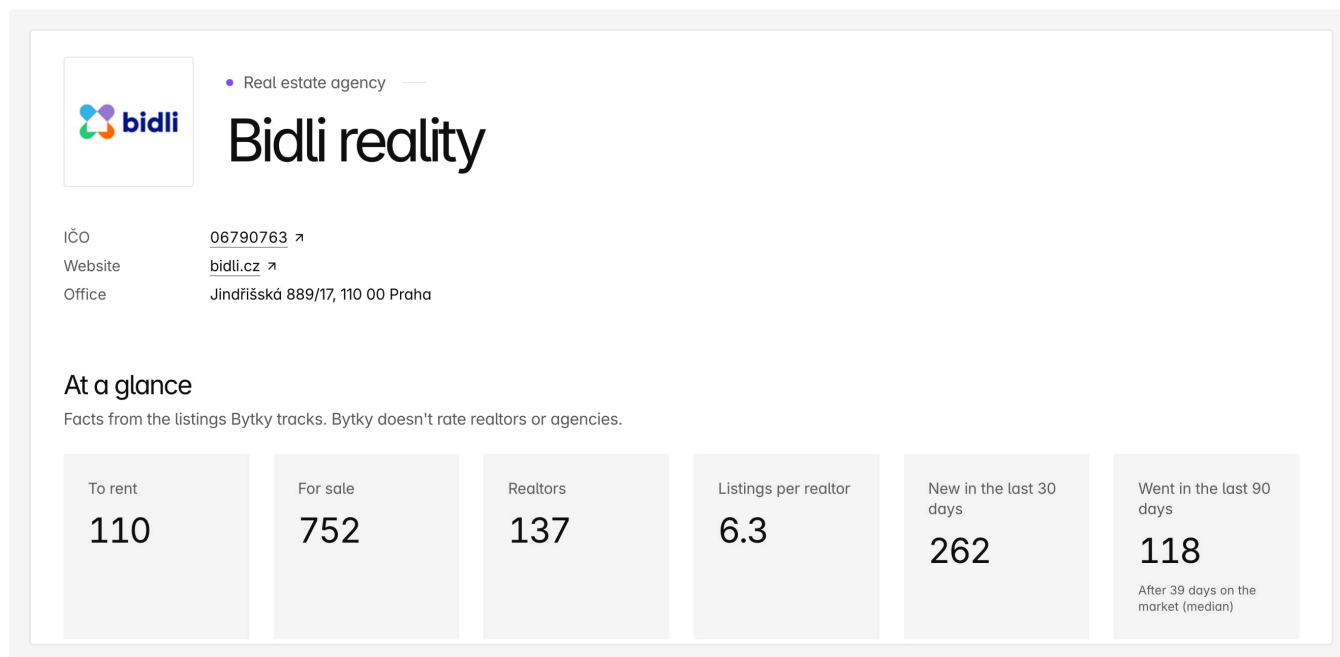


FIGURE 9 An agency's page: its company details from the public register, and "At a glance", with what it has to rent and for sale, its realtors, what's new and what has gone, and how long homes took to go. bytky.com/agencies.

What the page shows

Who you are: your logo, name, IČO, website and office.

At a glance: homes to rent and for sale, your realtors, new listings in the last 30 days, and the homes that went in the last 90 days with their median time on the market.

Against the same areas: your asking prices per m² beside everyone else's for the same kind of home in the same towns, described neutrally: more or less, never better or worse.

Your listings on a map and as cards, and your realtors.

How Bytky treats your listings

Bytky takes no listings. List where you already do, and the home appears on Bytky within the hour.

Every enquiry is yours. Each listing links to your advert, and people contact you there.

You can see what Bytky sends. Enquiries drafted on Bytky end "Nalezeno přes Bytky".

Facts, not ratings. Bytky doesn't score or rank realtors or agencies, and no one can pay to change an agency's or a realtor's page.

Make the page yours

REALTORS

"This is me" sends a sign-in link to the email on your listings. Then choose the languages you speak and how clients should reach you, or hide your phone or email.

AGENCIES

Write to partners@bytky.com from your agency's address and we'll go through your agency's page and details with you.

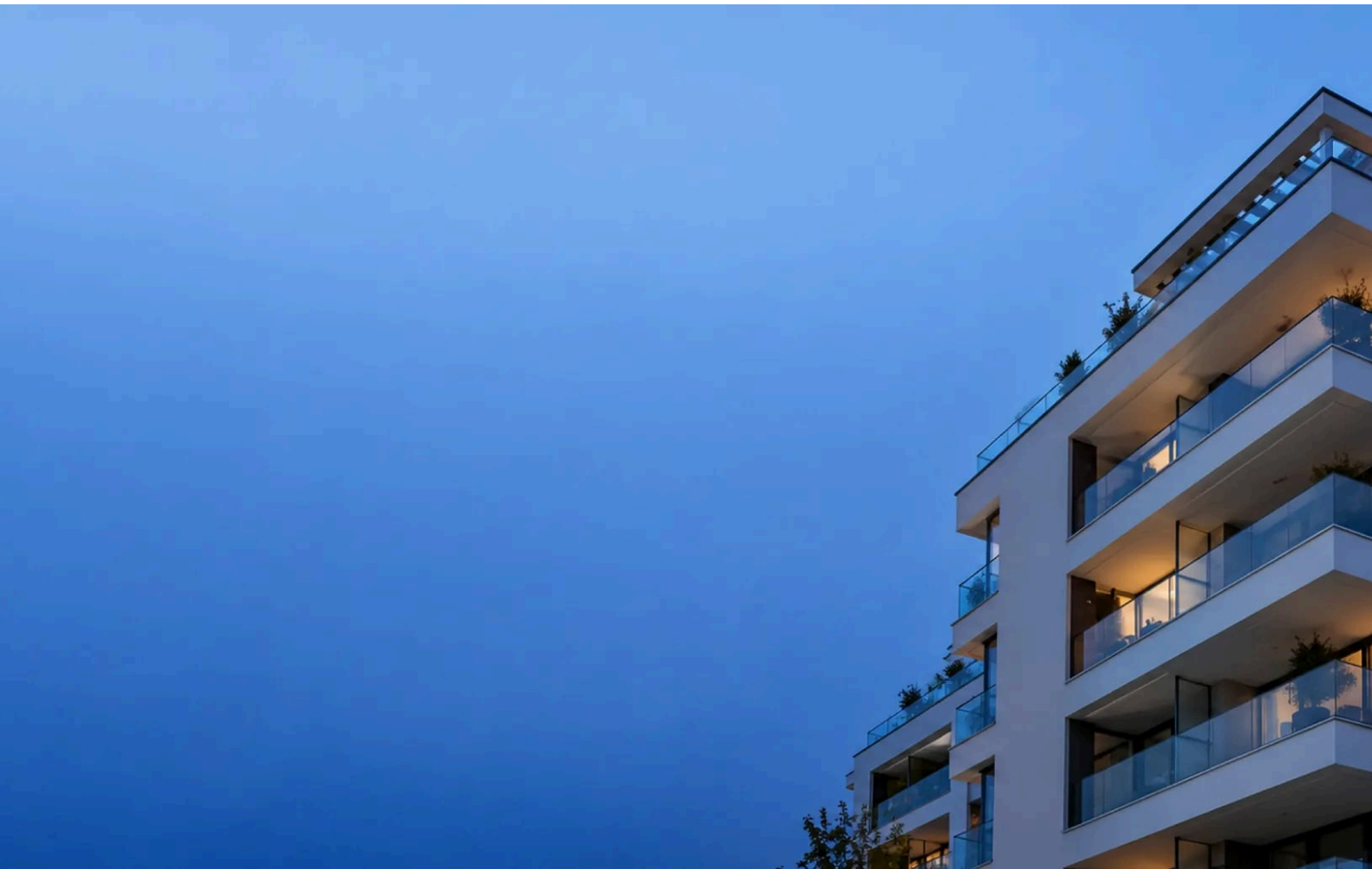
A new income line, built together

The people on Bytky are deciding where to live and how to pay for it. We'd like the right agents and mortgage brokers to be there when they do, and to share what that earns.

01 Three ways to work with us

02 Advertising, in detail

03 Built with you, and shared revenue



— WORKING TOGETHER

Three ways to work with us

Choose one or all three. Each starts with a 30-minute call and a three-month pilot, and each is open to estate agencies and to mortgage brokers registered with the ČNB.

1

Advertising

Be in front of the right people when they decide.

Mortgage brokers: a card beside homes for sale and in the mortgage, borrowing and buying-cost tools, in the cities and languages you cover.

Agencies: your agency on the pages of the neighbourhoods you sell and let in, shown to owners and landlords.

New builds you sell: the project pinned on the map, where buyers are looking.

HOW IT'S PAID

A monthly fee per placement and area, agreed before it runs.

2

Built with you

Tools for your clients, with your name on them.

Your own calculator: the mortgage and borrowing calculator under your name, on a page of your own on Bytky, with the homes your client can afford and a button to you.

A feature your clients ask for: if they keep asking a question Bytky could answer, we build the answer, with your name on it.

For foreign clients: a relocation pack with the Czech forms filled in online, in their language, under your brand.

HOW IT'S PAID

A fixed price agreed before we start, then a monthly fee to keep it running.

3

Shared revenue

A new income line, paid by us to you.

Your client link: a free month of Bytky Plus for your clients, with your name on their welcome. You earn a share of every subscription that follows.

Introduce a business: when a developer, mover, lawyer or cleaner you work with advertises on Bytky, you earn a share of what they spend.

Introductions: when someone on Bytky asks to speak to an agent or a mortgage broker, we introduce them to a partner in their area, with their consent.

HOW IT'S PAID

We pay you each month, with a statement.

Founding partners

The first 20 partners run their advertising free for three months, help decide what we build next, and are introduced to Bytky's readers in Bytky News. Write to partners@bytky.com or scan the code on the back cover.

Every ad is labelled

Each paid placement says "Reklama", who placed it and why it is shown there.

Money never moves results

Paying never changes the order of listings, a price verdict, an area's figures or an agency's page.

Brokers are checked

Mortgage brokers must be registered with the ČNB. Bytky never compares mortgage rates itself.

WORKING TOGETHER · 1 OF 3

Advertising, in detail

Each placement is chosen by where it appears, never by who is looking: beside a home, in a tool or on an area page. Bytky doesn't profile the people who use it, and no one can pay to move a listing.

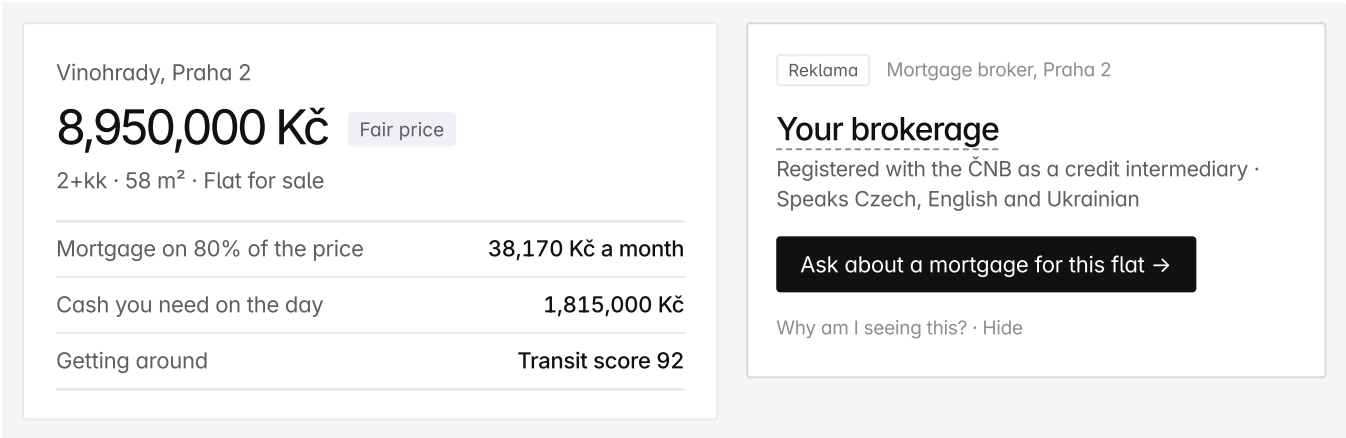


FIGURE 10 A mortgage broker's card beside a flat for sale, as it would appear: labelled, with who placed it and why it is shown. An illustration; the figures are examples.

PLACEMENT	WHERE IT APPEARS	FOR
Broker card	Beside homes for sale, and in the mortgage, buying-cost and rent-or-buy tools	Mortgage brokers registered with the ČNB
Area spotlight	On the pages of the towns and neighbourhoods you choose, and in price check, where owners look up their home	Agencies, for selling, letting and managing
New-build project	A pin on the map and a card on the area page, where buyers are searching	Developers, and agencies selling a project for its developer
Local services	Area pages and the renting and moving tools	Movers, cleaners, furniture and language schools

An example

A Brno brokerage with Ukrainian-speaking advisers takes the broker card on homes for sale in Brno-střed and Královo Pole. Its card appears beside every flat for sale there, in Czech and in Ukrainian, and in the mortgage calculator. At the end of each month it gets a statement of views and clicks, area by area.

You choose The towns or neighbourhoods, the languages (English, Czech, Ukrainian), and whether you appear on homes to rent, for sale, or both.	You see Every view and every click, counted and sent to you each month, so you know what each area brings.	You pay A monthly fee per placement and area. Nothing is charged before your placement is approved, and you can stop at the end of any month.
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WORKING TOGETHER · 2 AND 3 OF 3

Built with you, and shared revenue

We build tools your clients will use under your name, and we pay you for the people and businesses you bring to Bytky.

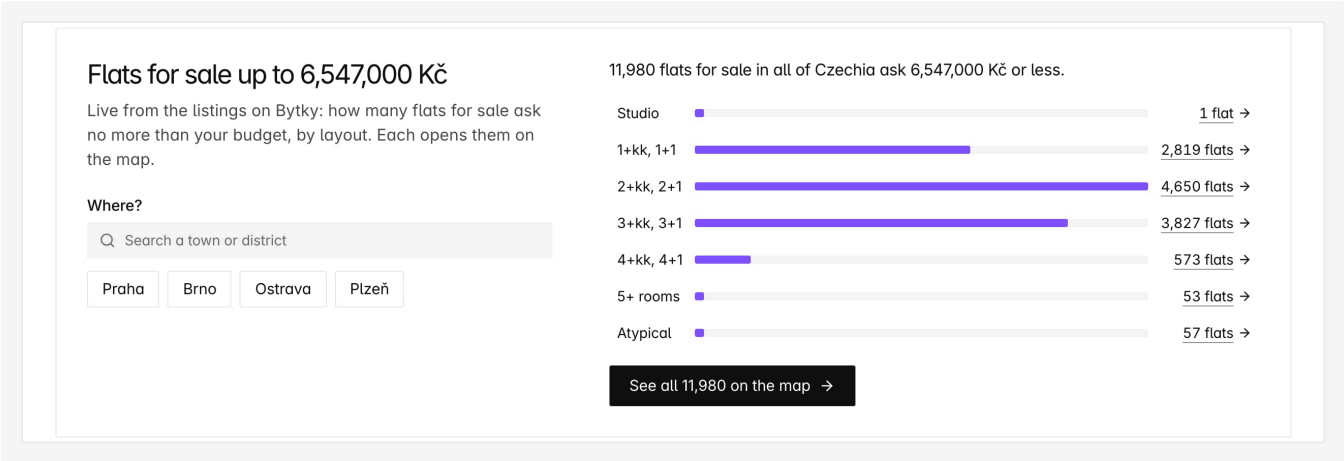


FIGURE 11 Under the mortgage calculator, the flats for sale that the client's budget buys today, by layout. A broker's own version, under the broker's name, is the first tool we'd build with you.

Built with you

Tools on Bytky's listings and design, in three languages, with your name and a button to you.

- 1 **Tell us what your clients keep asking.** We'll say what Bytky could answer.
- 2 **We agree the scope and a fixed price** before any work starts.
- 3 **We build it in weeks**, in English, Czech and Ukrainian, under your name.
- 4 **It goes live on your page on Bytky**, linked from your website and emails. A monthly fee keeps it up to date with every new listing.

First ideas: a broker's own calculator; a relocation pack for foreign clients; a buyer's guide to a developer's project.

Shared revenue

Your clients get more from their search, and you earn from what they and your contacts spend on Bytky.

- 1 **We make you a link and a QR code** for your office, your emails and your paperwork.
- 2 **Your clients get a month of Bytky Plus free**, with your name on their welcome.
- 3 **When they subscribe, you earn a share** of what they pay, every month, with a statement.
- 4 **Introduce a business you work with.** When it advertises on Bytky, you earn a share of its spend.

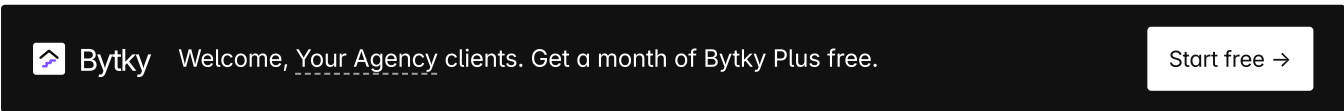


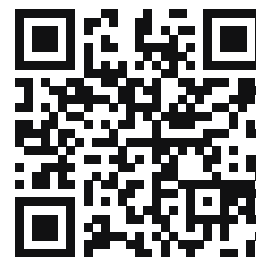
FIGURE 12 What your clients see first when they open your link: your name, and their free month. An illustration.



Become a founding partner

The first 20 agencies and mortgage brokers run their advertising free for three months, help decide what we build next, and are introduced to Bytky's readers.

- 1 **Write to us or scan the code.** Tell us where you work and who your clients are.
- 2 **A 30-minute call.** We show you Bytky for your area and agree which of the three ways fits.
- 3 **A three-month pilot.** Your placement, tool or link goes live, with every view and click counted.
- 4 **A review together.** We look at the numbers with you and agree what comes next.



Scan to write to
partners@bytky.com

partners@bytky.com

bytky.com · in English, Czech and Ukrainian

Bytky shows homes listed on the Czech property portals and links each one to its original advert; it is not affiliated with the portals. Prices are asking prices; yields are gross estimates. Counts as of 27 October 2026. Bytky is run by Douglas Anthony Silkstone, IČO 10911243, Praha.

