Tenant’s Name **ﺮﺟﺄﺘﺴﻤﻟا ﻢﺳا**

Tenant’s Emirates ID **ﺮﺟﺄﺘﺴﻤﻠﻟ ﺔﻴﺗارﺎﻣﻹا ﺔﻳﻮﻬﻟا**

License No. ﺔﺼﺧﺮﻟا ﻢﻗر Licensing Authority **ﺺﻴﺧﺮﺘﻟا ﺔﻄﻠﺳ**

Incase of a Company ﺔﻛﺮﺷ ﺖﻧﺎﻛ لﺎﺣ ﻲﻓ Incase of a Company ﺔﻛﺮﺷ ﺖﻧﺎﻛ لﺎﺣ ﻲﻓ

Tenant's Email **ﺮﺟﺄﺘﺴﻤﻠﻟ ﻲﻧوﺮﺘﻜﻟﻹا ﺪﻳﺮﺒﻟا**

Tenant's Phone **ﺮﺟﺄﺘﺴﻤﻟا ﻒﺗﺎﻫ ﻢﻗر**

**ﺮﺟﺄﺘﺴﻤﻟا تﺎﻣﻮﻠﻌﻣ**

Tenant Information

Lessor's Phone **ﺮﺟﺆﻤﻟا ﻒﺗﺎﻫ ﻢﻗر**

 **ﺺﻴﺧﺮﺘﻟا ﺔﻄﻠﺳ**

Incase of a Company ﺔﻛﺮﺷ ﺖﻧﺎﻛ لﺎﺣ ﻲﻓ

**ﺮﺟﺆﻤﻠﻟ ﻲﻧوﺮﺘﻜﻟﻺﻟا ﺪﻳﺮﺒﻟا**

Lessor's Email

 **ﺮﺟﺆﻤﻟا ﻢﺳا** Owner’s Name **ﻚﻟﺎﻤﻟا ﻢﺳا** ID **ﺮﺟﺆﻤﻠﻟ ﺔﻴﺗرﺎﻣﻺﻟا ﺔﻳﻮﻬﻟا** Lessor’s Name Lessor’s Emirates

License No. ﺔﺼﺧﺮﻟا ﻢﻗر Licensing Authority

Incase of a Company ﺔﻛﺮﺷ ﺖﻧﺎﻛ لﺎﺣ ﻲﻓ

**ﺮﺟﺆﻤﻟا /ﻚﻟﺎﻤﻟا تﺎﻣﻮﻠﻌﻣ**

Owner / Lessor Information

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Property Information |  |  |  |  | **ﻣﻌﻠﻮﻣﺎت اﻟﻌﻘﺎر** |
| Property Usage |  Industrial ﺻﻨﺎﻋﻲ |  Commercial ﺗﺠﺎري |  | Residential ﺳﻜﻨﻲ | **اﺳﺘﺨﺪام اﻟﻌﻘﺎر** |
| **رﻗﻢ اﻟﺮﺧﺼﺔ** No. Makani رﻗﻢ اﻟﺮﺧﺼﺔ No. Plot **رﻗﻢ اﻟﻌﻘﺎر** No. Property اﺳﻢ اﻟﻤﺒﻨﻰ Name Building **ﻣﺴﺎﺣﺔ اﻟﻌﻘﺎر )ﻣﺘﺮ.ﻣﺮﺑﻊ (** (s.m) Area Property ﻧﻮع اﻟﻮﺣﺪة Type Property**رﻗﻢ اﻟﻤﺒﻨﻰ )دﻳﻮا (** (DEWA) No. Premises اﻟﻤﻮﻗﻊ Location |

ﻓﺘﺮة اﻟﻌﻘﺪ Period Contract

**ﺪﻘﻌﻟا تﺎﻣﻮﻠﻌﻣ**

Contract Information

إﻟﻰ To ﻣﻦ From

اﻻﻳﺠﺎر اﻟﺴﻨﻮي Rent Annual

**ﻗﻴﻤﺔ اﻟﻌﻘﺪ** Value Contract

**ﻣﺒﻠﻎ اﻟﺘﺄﻣﻴﻦ** Amount Deposit Security

Date ﺦﻳرﺎﺘﻟا

**ﻃﺮﻳﻘﺔ اﻟﺪﻓﻊ** Payment of Mode

Signatures **تﺎﻌﻴﻗﻮﺘﻟا**

Terms and Conditions **طوﺮﺸﻟا و مﺎﻜﺣﻷا**

1. The tenant has inspected the premises and agreed to lease the unit on its current condition.
2. Tenant undertakes to use the premises for designated purpose, tenant has no rights to transfer or relinquish the tenancy contract either with or to without counterpart to any without landlord written approval. Also, tenant is not allowed to sublease the premises or any part thereof to third party in whole or in part unless it is legally permitted.
3. The tenant undertakes not to make any amendments, modifications or addendums to the premises subject of the contract without obtaining the landlord written approval. Tenant shall be liable for any damages or failure due to that.
4. The tenant shall be responsible for payment of all electricity, water, cooling and gas charges resulting of occupying leased unit unless other condition agreed in written.

1. The tenant must pay the rent amount in the manner and dates agreed with the landlord.
2. The tenant fully undertakes to comply with all the regulations and instructions related to the management of the property and the use of the premises and of common areas such (parking, swimming pools, gymnasium, etc…).
3. Tenancy contract parties declare all mentioned emails addresses and phone numbers are correct, all formal and legal notifications will be sent to those addresses in case of dispute between parties
4. The landlord undertakes to enable the tenant of the full use of the premises including its facilities (swimming pool, gym, parking lot, etc) and do the regular maintenance as intended unless other condition agreed in written, and not to do any act that would detract from the premises benefit.
5. By signing this agreement from the first party, the “Landlord” hereby confirms and undertakes that he is the current owner of the property or his legal representative under legal power of attorney duly entitled by the competent authorities.
6. Any disagreement or dispute may arise from execution or

**.١ ﻋﺎﻳﻦ اﻟﻤﺴﺘﺄﺟﺮ اﻟﻮﺣﺪة ﻣﻮﺿﻮع اﻻﻳﺠﺎر وواﻓﻖ ﻋﻠﻰ إﺳﺘﺌﺠﺎر اﻟﻌﻘﺎر ﻋﻠﻰ ﺣﺎﻟﺘﻪ اﻟﺤﺎﻟﻴﺔ**

**.٢ ﻳﺘﻌﻬﺪ اﻟﻤﺴﺘﺄﺟﺮ ﺑﺎﺳﺘﻌﻤﺎل اﻟﻤﺄﺟﻮر ﻟﻠﻐﺮض اﻟﻤﺨﺼﺺ ﻟﻪ، و ﻻ ﻳﺠﻮز ﻟﻠﻤﺴﺘﺄﺟﺮ ﺗﺤﻮﻳﻞ أو اﻟﺘﻨﺎزل ﻋﻦ ﻋﻘﺪ اﻻﻳﺠﺎر ﻟﻠﻐﻴﺮ ﺑﻤﻘﺎﺑﻞ أو دون ﻣﻘﺎﺑﻞ دون ﻣﻮاﻓﻘﺔ اﻟﻤﺎﻟﻚ ﺧﻄﻴﺎ، ﻛﻤﺎ ﻻ ﻳﺠﻮز ﻟﻠﻤﺴﺘﺄﺟﺮ ﺗﺄﺟﻴﺮ اﻟﻤﺄﺟﻮر أو أي ﺟﺰء ﻣﻨﻪ ﻣﻦ اﻟﺒﺎﻃﻦ ﻣﺎﻟﻢ ﻳﺴﻤﺢ ﺑﺬﻟﻚ ﻗﺎﻧﻮﻧﺎ**

**.٣ ﻳﺘﻌﻬﺪ اﻟﻤﺴﺘﺄﺟﺮ ﺑﻌﺪم إﺟﺮاء أي ﺗﻌﺪﻳﻼت أو إﺿﺎﻓﺎت ﻋﻠﻰ اﻟﻌﻘﺎر ﻣﻮﺿﻮع اﻟﻌﻘﺪ دون ﻣﻮاﻓﻘﺔ اﻟﻤﺎﻟﻚ اﻟﺨﻄﻴﺔ، و ﻳﻜﻮن اﻟﻤﺴﺘﺄﺟﺮ ﻣﺴﺆوﻻ ﻋﻦ أي أﺿﺮار أو ﻧﻘﺺ أو ﺗﻠﻒ ﻳﻠﺤﻖ**

**ﺑﺎﻟﻌﻘﺎر**

**.٤ ﻳﻜﻮن اﻟﻤﺴﺘﺄﺟﺮ ﻣﺴﺆوﻻ ﻋﻦ ﺳﺪاد ﻛﺎﻓﺔ ﻓﻮاﺗﻴﺮ اﻟﻜﻬﺮﺑﺎء و اﻟﻤﻴﺎه و اﻟﺘﺒﺮﻳﺪ و اﻟﻐﺎز اﻟﻤﺘﺮﺗﺒﺔ ﻋﻦ اﺷﻐﺎﻟﻪ اﻟﻤﺄﺟﻮر ﻣﺎﻟﻢ ﻳﺘﻢ اﻻﺗﻔﺎق ﻋﻠﻰ ﻏﻴﺮ ذﻟﻚ ﻛﺘﺎﺑﻴﺎ**

**.٥ ﻳﺘﻌﻬﺪ اﻟﻤﺴﺘﺄﺟﺮ ﺑﺴﺪاد ﻣﺒﻠﻎ اﻻﻳﺠﺎر اﻟﻤﺘﻔﻖ ﻋﻠﻴﻪ ﻓﻲ ﻫﺬا اﻟﻌﻘﺪ ﻓﻲ اﻟﺘﻮارﻳﺦ و**

**اﻟﻄﺮﻳﻘﺔ اﻟﻤﺘﻔﻖ ﻋﻠﻴﻬﺎ**

**.٦ ﻳﻠﺘﺰم اﻟﻤﺴﺘﺄﺟﺮ اﻟﺘﻘﻴﺪ اﻟﺘﺎم ﺑﺎﻻﻧﻈﻤﺔ و اﻟﺘﻌﻠﻴﻤﺎت اﻟﻤﺘﻌﻠﻘﺔ ﺑﺎﺳﺘﺨﺪام اﻟﻤﺄﺟﻮر و اﻟﻤﻨﺎﻓﻊ اﻟﻤﺸﺘﺮﻛﺔ )ﻛﻤﻮاﻗﻒ اﻟﺴﻴﺎرات، أﺣﻮاض اﻟﺴﺒﺎﺣﺔ، اﻟﻨﺎدي اﻟﺼﺤﻲ، اﻟﺦ(**

**.٧ ﻳﻘﺮ أﻃﺮاف اﻟﺘﻌﺎﻗﺪ ﺑﺼﺤﺔ اﻟﻌﻨﺎوﻳﻦ و أرﻗﺎم اﻟﻬﻮاﺗﻒ اﻟﻤﺬﻛﻮرة أﻋﻼه، و ﺗﻜﻮن ﺗﻠﻚ اﻟﻌﻨﺎوﻳﻦ ﻫﻲ اﻟﻤﻌﺘﻤﺪة رﺳﻤﻴﺎ ﻟﻺﺧﻄﺎرات و اﻷﻋﻼﻧﺎت اﻟﻘﻀﺎﺋﻴﺔ ﻓﻲ ﺣﺎل ﻧﺸﻮء أي ﻧﺰاع**

**ﺑﻴﻦ أﻃﺮاف اﻟﻌﻘﺪ**

**.٨ ﻳﺘﻌﻬﺪ اﻟﻤﺆﺟﺮ ﺑﺘﻤﻜﻴﻦ اﻟﻤﺴﺘﺄﺟﺮ ﻣﻦ اﻻﻧﺘﻔﺎع اﻟﺘﺎم ﺑﺎﻟﻌﻘﺎر ﻟﻠﻐﺮض اﻟﻤﺆﺟﺮ ﻷﺟﻠﻪ و اﻟﻤﺮاﻓﻖ اﻟﺨﺎﺻﺔ ﺑﻪ )ﺣﻮض ﺳﺒﺎﺣﺔ، ﻧﺎدي ﺻﺤﻲ، ﻣﻮاﻗﻒ ﺳﻴﺎرات** **إﻟﺦ( ﻛﻤﺎ ﻳﻜﻮن ﻣﺴﺆوﻻ**

**ﻋﻦ أﻋﻤﺎل اﻟﺼﻴﺎﻧﺔ ﻣﺎﻟﻢ ﻳﺘﻢ اﻻﺗﻔﺎق ﻋﻠﻰ ﻏﻴﺮ ذﻟﻚ، و ﻋﺪم اﻟﺘﻌﺮض ﻟﻪ ﻓﻲ ﻣﻨﻔﻌﺔ اﻟﻌﻘﺎر**

**.٩ ﻳﻌﺘﺒﺮ ﺗﻮﻗﻴﻊ اﻟﻤﺆﺟﺮ ﻋﻠﻰ ﻫﺬا اﻟﻌﻘﺪ إﻗﺮار ﻣﻨﻪ ﺑﺄﻧﻪ اﻟﻤﺎﻟﻚ اﻟﺤﺎﻟﻲ ﻟﻠﻌﻘﺎر أو اﻟﻮﻛﻴﻞ اﻟﻘﺎﻧﻮﻧﻲ ﻟﻠﻤﺎﻟﻚ ﺑﻤﻮﺟﺐ وﻛﺎﻟﺔ ﻗﺎﻧﻮﻧﻴﺔ ﻣﻮﺛﻘﺔ وﻓﻖ اﻷﺻﻮل ﻟﺪى اﻟﺠﻬﺎت اﻟﻤﺨﺘﺼﺔ**

**.١٠ أي ﺧﻼف أو ﻧﺰاع ﻗﺪ ﻳﻨﺸﺄ ﻋﻦ ﺗﻨﻔﻴﺬ أو ﺗﻔﺴﻴﺮ ﻫﺬا اﻟﻌﻘﺪ ﻳﻌﻮد اﻟﺒﺖ ﻓﻴﻪ ﻟﻤﺮﻛﺰ ﻓﺾ**

interpretation of this contract shall be settled by the Rental Dispute Center.

1. This contract is subject to all provisions of Law No (26) of 2007

**اﻟﻤﻨﺎزﻋﺎت اﻹﻳﺠﺎرﻳﺔ**

**.١١ ﻳﺨﻀﻊ ﻫﺬا اﻟﻌﻘﺪ ﻟﻜﺎﻓﺔ أﺣﻜﺎم اﻟﻘﺎﻧﻮن رﻗﻢ ) 26 ( ﻟﺴﻨﺔ 2007 ﺑﺸﺄن ﺗﻨﻈﻴﻢ اﻟﻌﻼﻗﺔ**

regulating the relation between landlords and tenants in the emirate of Dubai as amended, and as it will be changed or amended from time to time, as long with any related legislations and regulations applied in the emirate of Dubai.

1. Any additional condition will not be considered in case it conﬂicts with law.
2. In case of discrepancy occurs between Arabic and non Arabic texts with regards to the interpretation of this agreement or the scope of its application, the Arabic text shall prevail.
3. The landlord undertakes to register this tenancy contract on EJARI aﬃliated to Dubai LandDepartment and provide with all required documents.

**ﺑﻴﻦ ﻣﺆﺟﺮي و ﻣﺴﺘﺄﺟﺮي اﻟﻌﻘﺎرات ﻓﻲ إﻣﺎراة دﺑﻲ، و ﺗﻌﺪﻳﻼﺗﻪ و أي ﺗﻐﻴﻴﺮ أو ﺗﻌﺪﻳﻞ ﻳﻄﺮأ ﻋﻠﻴﻪ ﻣﻦ وﻗﺖ ﻵﺧﺮ، ﻛﻤﺎ ﻳﺨﻀﻊ ﻟﻠﺘﺸﺮﻳﻌﺎت و اﻟﻠﻮاﺋﺢ اﻷﺧﺮى ذات اﻟﻌﻼﻗﺔ اﻟﻨﺎﻓﺬة ﻓﻲ دﺑﻲ**

**.١٢ ﻻ ﻳﻌﺘﺪ ﺑﺄي ﺷﺮط ﺗﻢ إﺿﺎﻓﺘﻪ إﻟﻰ ﻫﺬا اﻟﻌﻘﺪ ﻓﻲ ﺣﺎل ﺗﻌﺎرﺿﻪ ﻣﻊ اﻟﻘﺎﻧﻮن**

**.١٣ ﻓﻲ ﺣﺎل ﺣﺪوث أي ﺗﻌﺎرض أو اﺧﺘﻼف ﻓﻲ اﻟﺘﻔﺴﻴﺮ ﺑﻴﻦ اﻟﻨﺺ اﻟﻌﺮﺑﻴﻮ اﻟﻨﺺ اﻷﺟﻨﺒﻲ**

**ﻳﻌﺘﻤﺪ اﻟﻨﺺ اﻟﻌﺮﺑﻲ**

**.١٤ ﻳﺘﻌﻬﺪ اﻟﻤﺆﺟﺮ ﺑﺘﺴﺠﻴﻞ ﻋﻘﺪ اﻻﻳﺠﺎر ﻓﻲ ﻧﻈﺎم إﻳﺠﺎري اﻟﺘﺎﺑﻊ ﻟﺪاﺋﺮة اﻷراﺿﻲ و اﻷﻣﻼك**

**و ﺗﻮﻓﻴﺮ ﻛﺎﻓﺔ اﻟﻤﺴﺘﻨﺪات اﻟﻼزﻣﺔ ﻟﺬﻟﻚ**

Signatures **تﺎﻌﻴﻗﻮﺘﻟا**

|  |
| --- |
| **ﻟﻤﻌﺮﻓﺔ ﺣﻘﻮق اﻷﻃﺮاف** Rights your Know |
| **ﻳﻤﻜﻨﻜﻢ زﻳﺎرة ﻣﻮﻗﻊ ﻣﺮﻛﺰ ﻓﺾ اﻟﻤﻨﺎزﻋﺎت اﻹﻳﺠﺎرﻳﺔ ﻣﻦ ﺧﻼل** [www.rdc.gov.ae](http://www.rdc.gov.ae/) [www.rdc.gov.ae](http://www.rdc.gov.ae/) through website Center Dispute Rental visit may You |
| **ﻓﻲ ﺣﺎل ﻧﺸﻮء أي ﻧﺰاع إﻳﺠﺎري ﺑﻴﻦ اﻷﻃﺮاف** parties. between dispute rental any of case in |
| **اﻹﻃﻼع ﻋﻠﻰ ﻗﺎﻧﻮن رﻗﻢ 26 ﻟﺴﻨﺔ 2007 ﺑﺸﺄن ﺗﻨﻈﻴﻢ اﻟﻌﻼﻗﺔ ﺑﻴﻦ اﻟﻤﺆﺟﺮﻳﻦ واﻟﻤﺴﺘﺄﺟﺮﻳﻦ** landlords between relationship regulating 2007 of 26 No Law |
| and tenants |
| **اﻹﻃﻼع ﻋﻠﻰ ﻗﺎﻧﻮن رﻗﻢ 33 ﻟﺴﻨﺔ 2008 اﻟﺨﺎص ﺑﺘﻌﺪﻳﻞ ﺑﻌﺾ أﺣﻜﺎم ﻗﺎﻧﻮن 26 ﻟﻌﺎم 2007** 2007 year of 26 law amending 2008 of 33 No Law |
| **اﻹﻃﻼع ﻋﻠﻰ ﻗﺎﻧﻮن رﻗﻢ 43 ﻟﺴﻨﺔ 2013 ﺑﺸﺄن ﺗﺤﺪﻳﺪ زﻳﺎدة ﺑﺪل اﻹﻳﺠﺎر** properties for increases rent determining 2013 of 43 No Law |

**ﺪﺣﻮﻤﻟا رﺎﺠﻳﻻا ﺪﻘﻋ ﻦﻋ ﺔﻴﻠﺻأ ﺔﺨﺴﻧ .١**

**ﺐﻠﻄﻟا مﺪﻘﻤﻟ ﺔﻴﻠﺻﻷا ﺔﻴﺗارﺎﻣﻹا ﺔﻳﻮﻬﻟا .٢**

1. Original unified tenancy contract
2. Original emirates ID of applicant

**يرﺎﺠﻳإ ﻲﻓ ﻞﻴﺠﺴﺘﻟا تﺎﻘﻓﺮﻣ**

Attachments for Ejari Registration

1. .١
2. .٢
3. .٣
4. .٤
5. .٥

**ﺔﻴﻓﺎﺿإ طوﺮﺷ**

Additional Terms

Note : You may add addendum to this tenancy contract in case you have additional terms while it needs to be signed by all parties

**ﻣﻼﺣﻈﺔ: ﻳﻤﻜﻦ إﺿﺎﻓﺔ ﻣﻠﺤﻖ إﻟﻰ ﻫﺬا اﻟﻌﻘﺪ ﻓﻲ ﺣﺎل وﺟﻮد أي ﺷﺮوط إﺿﺎﻓﻴﺔ،**

**ﻋﻠﻰ أن ﻳﻮﻗﻊ ﻣﻦ أﻃﺮاف اﻟﺘﻌﺎﻗﺪ**





Signatures **تﺎﻌﻴﻗﻮﺘﻟا**

Tenant Signature ﺮﺟﺄﺘﺴﻤﻟا ﻊﻴﻗﻮﺗ Date ﺦﻳرﺎﺘﻟا

Lessor’s Signature ﺮﺟﺆﻤﻟا ﻊﻴﻗﻮﺗ Date ﺦﻳرﺎﺘﻟا

support@dubailand.gov.ae