



عقد إيجار
TENANCY CONTRACT

Date 13 / 06 / 2023 التاريخ
No. 1815 الرقم

Property Usage صناعي Industrial تجاري Commercial سكني Residential استخدام الوحدة
Owner Name Dawood Ahmad Mahmud Khan (Passport no:128634382) اسم المالك
Landlord Name Dawood Ahmad Mahmud Khan (Passport no:128634382) اسم المؤجر
Tenant Name Lee James Buckley (Passport no: 534788922) اسم المستأجر
Tenant Email البريد الإلكتروني للمستأجر Landlord Email البريد الإلكتروني للمؤجر
Tenant Phone هاتف المستأجر Landlord Phone هاتف المؤجر
Building Name Villa 119, Casa, Arabian Ranches اسم المبنى Location Wadi Al Safa 7 المنطقة
Property Size (S.M) 404.99 مساحة الوحدة (متر مربع) Property Type 3 bed Villa نوع الوحدة Property No. 119 رقم الوحدة
Premises No (DEWA) 2023806348 رقم العقار (ديوا) Plot No. 1357 رقم الأرض
Contract Period To 25/06/2024 إلى From 26/06/2023 من فترة الإيجار
Annual Rent AED 260,000 (Two Hundred and Sixty Thousand Dirhams only) الإيجار السنوي
Contract Value AED 260,000 (Two Hundred and Sixty Thousand Dirhams only) قيمة العقد
Security Deposit Amount AED 13,000 مبلغ التأمين Mode of Payment One (1) Payment طريقة السداد

Terms & Conditions:

الشروط والأحكام:

- The tenant has inspected the premises and agreed to lease the unit on its current condition. عاين المستأجر الوحدة موضوع الإيجار ووافق على إستئجار العقار على حالته الحالية.
- Tenant undertakes to use the premises for designated purpose, tenant has no rights to transfer or relinquish the tenancy contract either with or 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. يتعهد المستأجر باستخدام المأجور للغرض المخصص له، ولا يجوز للمستأجر تحويل أو التنازل عن عقد الإيجار للغير بمقابل أو دون مقابل دون موافقة المالك خطياً، كما لا يجوز للمستأجر تاجير المأجور أو أي جزء منه من الباطن مالم يُسمح بذلك قانوناً.
- 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. يتعهد المستأجر بعدم إجراء أي تعديلات أو إضافات على العقار موضوع العقد دون موافقة المالك الخطية، ويكون المستأجر مسؤولاً عن أي أضرار أو نقص أو تلف يلحق بالعقار.
- 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. يكون المستأجر مسؤولاً عن سداد كافة فواتير الكهرباء والمياه والتبريد والغاز المترتبة عن اشغاله المأجور، مالم يتم الاتفاق على غير ذلك كتابياً.
- The tenant must pay the rent amount in the manner and dates agreed with the landlord. يتعهد المستأجر بسداد مبلغ الإيجار المتفق عليه في هذا العقد في التواريخ والطريقة المتفق عليها.
- 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...). يلتزم المستأجر التقيد التام بالانظمة والتعليمات المتعلقة باستخدام المأجور والمنافع المشتركة (كمواقف السيارات، أحواض السباحة، النادي الصحي، الخ).
- 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. يقر أطراف التعاقد بصحة العناوين وأرقام الهواتف المذكورة أعلاه، وتكون تلك العناوين هي المعتمدة رسمياً للإخطارات والإعلانات القضائية في حالة نشوء أي نزاع بين أطراف العقد.
- 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. يتعهد المؤجر بتمكين المستأجر من الانتفاع التام بالعقار للغرض المؤجر لأجله والمرافق الخاصة به (حوض سباحة، نادي صحي، مواقف سيارات إلخ) كما يكون مسئولاً عن أعمال الصيانة مالم يتم الإتفاق على غير ذلك، وعدم التعرض له في منفعة العقار.
- 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. يعتبر توقيع المؤجر على هذا العقد إقراراً منه بأنه المالك الحالي للعقار أو الوكيل القانوني لذلك المالك بموجب وكالة قانونية موثقة أصولياً لدى الجهات المختصة.

إمضاء المستأجر

Signature

Lee Buckley (Jun 14, 2023, 11:58am)

Date 14 Jun 2023 التاريخ

إمضاء المؤجر

Signature

Dawood Ahmad Mahmud Khan (Jun 15, 2023, 10:42am)

15 Jun 2023 التاريخ

Date التاريخ

- 10 Any disagreement or dispute may arise from execution or interpretation of this contract shall be settled by the Rental Dispute Center. أي خلاف أو نزاع قد ينشأ عن تنفيذ أو تفسير هذا العقد يعود البت فيه لمركز فض المنازعات الإيجارية.
- 11 This Contract is subject to all provisions of Law No (26) of 2007 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. يخضع هذا العقد لكافة أحكام القانون رقم (26) لسنة 2007 بشأن تنظيم العلاقة بين مؤجر ومستأجر العقارات في إمارة دبي، وتعديلاته وأي تغيير أو تعديل يطرا عليه من وقت لآخر، كما يخضع للتشريعات واللوائح الأخرى ذات العلاقة النافذة في إمارة دبي.
- 12 Any additional condition will not be considered in case it conflicts with law. لا يعتد بأي شرط تم إضافته إلى هذا العقد في حال تعارضه مع القانون.
- 13 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. في حال حدوث أي تعارض أو اختلاف في التفسير بين النص العربي والنص الأجنبي يعتد النص العربي.
- 14 The Landlord undertakes to register this tenancy contract on EJARI affiliated to Dubai Land Department and provide with all required documents. يتعهد المؤجر بتسجيل عقد الإيجار في نظام إيجاري التابع لدائرة الأراضي والأموال وتوفير كافة المستندات اللازمة لذلك.

Know your rights:

معرفة حقوق الأطراف:

- You may visit Rental Dispute Center website www.rdc.gov.ae and use Smart Judge service in case of any rental dispute between parties. يمكنك زيارة موقع مركز فض المنازعات الإيجارية www.rdc.gov.ae واستخدام خدمة القاضي الذكي في حال نشوء أي نزاع إيجاري بين الأطراف.
- Law No 26 of 2007 regulating relationship between landlords and tenants. الإطلاع على قانون رقم 26 لسنة 2007 بشأن تنظيم العلاقة بين المؤجرين والمستأجرين.
- Law No 33 of 2008 amending law 26 of year 2007. الإطلاع على قانون رقم 33 لسنة 2008 الخاص بتعديل بعض أحكام قانون 26 لعام 2007.
- Law No 43 of 2013 determining rent increases for properties. الإطلاع على قانون رقم 43 لسنة 2013 بشأن تحديد زيادة بدل الإيجار.

Attachments for EJARI registration:

المرفقات للتسجيل على إيجاري:

- Original unified tenancy contract. نسخة أصلية عن عقد الإيجار الموحد.
- Copy of Emirates ID or passport for tenant (individuals) Or trade license for tenant (companies). صور من بطاقة الهوية أو جواز سفر المستأجر (للأفراد) أو صور من الرخصة التجارية للمستأجر (للشركات).
- Original Emirates ID of applicant or representative card by DNRD. أصل هوية الإمارات لمقدم الطلب أو بطاقة مندوب صادرة عن العامة للإقامة وشؤون الأجانب.

Additional Terms:

شروط إضافية:

- The years rental amount (AED 260,000) to be paid by 25/06/2023 via bank transfer
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- ADDENDUM OF TENANCY ATTACHED

Note: You may add an 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.

إمضاء المستأجر

Signature

Lee Buckley (Jun 14, 2023, 11:58am)

Date 14 Jun 2023

التاريخ

إمضاء المؤجر

Landlord Signature

Dawood Ahmad Mahmud Khan (Jun 15, 15 Jun 2023

2023, 10:42am)

Date

التاريخ

ADDENDUM OF TENANCY CONTRACT DATED 13/06/2023

1. Deposit

The Tenant shall pay a 5% security deposit, equating to AED 13,000 This is to be held by the Landlord and will be refunded to the Tenant upon vacating the premises, subject to:-

- 1.1 The premises, being left in a satisfactory condition, allowing for reasonable wear and tear.
- 1.2 All final bills / receipts have been presented to/received by the Landlord.
- 1.3 All keys, access cards and car park fobs are returned to the Landlord.
- 1.4 Upon signing this lease the Tenant shall pay a non-refundable broker fee of AED 13,000 +5% VAT.
- 1.5 Should the Tenant decide to terminate the contract prior to the contract start date the deposit and broker fee will be forfeited and outstanding paid up rent payments reimbursed. If the Landlord decides to terminate the contract prior to the contract start date they will refund the broker fee to the Tenant along with returning the Tenant security deposit and outstanding paid up rent payments reimbursed.

2. Maintenance

- 2.1 The Tenant agrees to keep the property; including but not limited to, any fixtures, fittings, electrical goods, in good condition throughout the term of the tenancy contract, allowing for reasonable wear and tear.
- 2.2 All general maintenance work in the property, resulting from misuse by the Tenant, is the responsibility of the Tenant.
- 2.3 The Landlord is only responsible for major maintenances of electrical, mechanical, plumbing, air-conditioners, etc. as and when required and the cost thereof. Such maintenance requests are expected to be carried out in reasonable time and all minor maintenance or day-to-day wear and tear is the responsibility of the Tenant. Maintenance repair works below AED 1000 are the Tenant ' s responsibility.
- 2.4 If there is any discoloration or holes on the walls the Tenant will be responsible for filling the holes and an entire internal wall repaint.
- 2.5 Where applicable, the Tenant is to keep the gardens driveways, pathways, lawns, hedges and rockeries as neat, tidy and properly tended as they were at the start of the tenancy and not remove any trees or plants. Tenants are responsible for any garden maintenance during the tenancy term and this involves watering of the garden plants and grass until their tenancy end date. If the grass is left to die then this will be taken into consideration when returning the deposit.

3. Additional Fees

- 3.1 The Landlord is responsible for paying any developer ' s management & major maintenance fees, for the duration of the ownership of the property.
- 3.2 Water, Electricity, Sewerage consumption (DEWA, or any other service providers) & municipality taxes are the responsibility of the Tenant and all accounts should be closed when the tenancy expires and the Tenant vacates the property.
- 3.3 In the event of rent cheques not being honoured, then the Tenant will be liable for a charge of AED 500.
- 3.4 Should Allsopp and Allsopp Real Estate Broker renew this tenancy agreement, both parties agree to pay the broker a fee of AED 500 + VAT each in respect of drafting a new agreement, arranging for the signing of the contract and for the collection and delivery of rental cheques.

4. Vacating / Notices

- 4.1 The Landlord will give the Tenant not less than 2 days notice (except in the case of an emergency) to enter the property to inspect, maintain, repair, alter, improve or rebuild.
- 4.2 In the event that the Tenant wishes to vacate or renew the lease at the end of the tenancy, they should notify the Landlord in writing 90 days prior to the expiry date of the rental contract.
- 4.3 The Landlord has to submit 90 days written notice, prior to the end of the Contract, to the Tenant to inform them of any changes in the rent/or Terms and Conditions of the Tenancy Contract
- 4.4 The Parties agree that there may be instances where the Tenant shall need to terminate the lease early. In this event, and in accordance with current guidelines, the Tenant will provide the Landlord with two months ' notice in writing and incur a two-month rent penalty; the Landlord agrees to refund any outstanding rental amount.
- 4.5 In the event that the Landlord wishes to sell the Property, the Tenant agrees to allow access to the property for viewings, if reasonable notice (48 hours) is given. The rights of the Tenant in the event of a sale shall be governed by RERA, unless otherwise agreed between the Tenant and the Landlord.

Other Terms & Conditions

5. The Tenant is not allowed to use the property for any commercial purposes or to partially or fully sub-let any of the premises.
6. The Tenant is responsible for insuring their own household contents.
7. The Tenant agrees to comply with all the Master Community Declaration, the Master Community use rule and any other rules and regulations made under the Master Community Declaration; as well as all notices and instructions from the Developer.
8. The Tenant agrees to register this lease with EJARI.
9. The Landlord will cancel any previous Ejari ' s prior to the start date of the lease.
10. The Landlord confirms that the previous tenants have settled and closed all DEWA, or any other service providers accounts prior to the start date of the lease.
11. It is the Landlord's responsibility to ensure the Ejari cancellation certificate (for the Ejari of the previous tenant) is in place prior to the tenants moving into the property.
12. This Lease Agreement shall be subject to the Laws of Dubai, the United Arab Emirates, and any dispute shall be referred to the Rent Committee. It is prepared in English, and if there is any ambiguity between the English text and any Arabic translation, the English shall prevail.
13. Single family residential use only is required in the Villa complexes.
14. No carpet to be glued or nailed to tiles.
15. No repairs/alterations (Inside/Outside) affecting the structure and integrity of the building are to be carried out by the Tenant without prior permission of the Landlord.
16. This property is LET ONLY by Allsopp and Allsopp Real Estate Broker. Allsopp and Allsopp Real Estate Broker act as a letting agent and do not manage the property, hold any monies on account, or have responsibility/liability for the landlord. Once tenant is in occupation all communication is to be made directly between Landlord and Tenant.
17. Allsopp & Allsopp have used their best endeavors to ascertain the DEWA premise number but will not be held liable for any inaccuracies.
18. The Landlord understands that a copy of their title deed and ID documents will be provided to the Tenant to enable the Tenant to complete the EJARI registration.
19. The property will be handed over to the Tenant upon realization of the first rental cheque and security deposit in the Landlord ' s bank account.

I understand and accept all the terms and conditions mentioned above:-



Tenant: Lee Buckley (Jun 14, 2023, 11:58am)

Date:

14 Jun 2023



Landlord: _____
Date: Dawood Ahmad Mahmud Khan (Jun 15,

15 Jun 2023

Issuer Allsopp & Allsopp

Document generated Wed, 14th Jun 2023 11:54:26 BST

Document fingerprint 009267f62bf66ccda29d6f3719b7f5ee

Parties involved with this document

| Document processed | Party + Fingerprint |
|---------------------------------|---|
| Wed, 14th Jun 2023 11:58:44 BST | Lee Buckley - Signer (0f8aac5dd8fc7e537a8fcfe05bfccac0) |

Audit history log

| Date | Action |
|---------------------------------|---|
| Wed, 14th Jun 2023 11:58:44 BST | The envelope has been signed by all parties. (5.192.179.29) |
| Wed, 14th Jun 2023 11:58:44 BST | Lee Buckley signed the envelope. (5.192.179.29) |
| Wed, 14th Jun 2023 11:56:29 BST | Lee Buckley viewed the envelope. (5.192.179.29) |
| Wed, 14th Jun 2023 11:55:45 BST | Document emailed to lee.buckley@nofltd.com (13.41.229.213) |
| Wed, 14th Jun 2023 11:55:44 BST | Sent the envelope to Lee Buckley (lee.buckley@nofltd.com) for signing (91.73.187.233) |
| Wed, 14th Jun 2023 11:54:56 BST | Lee Buckley has been assigned to this envelope (91.73.187.233) |
| Wed, 14th Jun 2023 11:54:42 BST | Document generated with fingerprint 009267f62bf66ccda29d6f3719b7f5ee (91.73.187.233) |
| Wed, 14th Jun 2023 11:54:26 BST | Envelope generated by Callum Stanton (91.73.187.233) |

I hereby certify that this is a true first copy of the original document, which I have seen.

Firm: KNG International Advisors

Business Address:

Position: IFA

Name:

Signature of certifier:

Date:





Issuer Allsopp & Allsopp

Document generated Thu, 15th Jun 2023 7:09:06 BST

Document fingerprint adaeeb500523394cf056688823c2b905

Parties involved with this document

| Document processed | Party + Fingerprint |
|---------------------------------|---|
| Thu, 15th Jun 2023 10:42:10 BST | Dawood Ahmad Mahmud Khan - Signer (ac3d1335ce76ee602cedef94c0f568c3) |

Audit history log

| Date | Action |
|---------------------------------|---|
| Thu, 15th Jun 2023 10:42:10 BST | The envelope has been signed by all parties. (94.56.135.154) |
| Thu, 15th Jun 2023 10:42:10 BST | Dawood Ahmad Mahmud Khan signed the envelope. (94.56.135.154) |
| Thu, 15th Jun 2023 10:39:35 BST | Dawood Ahmad Mahmud Khan viewed the envelope. (94.56.135.154) |
| Thu, 15th Jun 2023 10:39:24 BST | Dawood Ahmad Mahmud Khan opened the document email. (104.28.38.184) |
| Thu, 15th Jun 2023 7:10:25 BST | Document emailed to daudamkhan@gmail.com (35.177.61.106) |
| Thu, 15th Jun 2023 7:10:25 BST | Sent the envelope to Dawood Ahmad Mahmud Khan (daudamkhan@gmail.com) for signing (91.73.187.233) |
| Thu, 15th Jun 2023 7:09:27 BST | Dawood Ahmad Mahmud Khan has been assigned to this envelope (91.73.187.233) |
| Thu, 15th Jun 2023 7:09:11 BST | Document generated with fingerprint adaeeb500523394cf056688823c2b905 (91.73.187.233) |
| Thu, 15th Jun 2023 7:09:06 BST | Envelope generated by Callum Stanton (91.73.187.233) |