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Tenancy Contract /* Reset and base styles */ body { margin: 0; padding: 0; font-family: Arial, sans-serif; background-color: #f5f5f5; } /* Form container */ .container { max-width: 1500px; margin:auto; padding: 15px; background: white; box-shadow: 0 0 10px rgba(0, 0, 0, 0.1); border-radius: 4px; } /* Header styles */ .header { display: flex; justify-content: space-between; align-items: center; } .logo { text-align: center; } .logo-dubai { color: #e31b23; margin: 0; font-size: 24px; } .logo-land { color: #00813c; margin: 0; font-size: 24px; } .logo-subtitle { font-size: 14px; color: #666; margin: 5px 0 0; } /* header styles start */ .header-container { display: flex; justify-content: space-between; /* align-items: center; */ border: 1px solid #2c3e50; padding: 10px; font-family: Arial, sans-serif; margin-bottom: 10px; } .header-title { text-align: center; flex: 1; font-size: 24px; font-weight: bold; color: #2c3e50; } .header-title .arabic { display: block; font-size: 28px; direction: rtl; text-align: center; } .date-container { display: inline-block; /* align-items: center; */ white-space: nowrap; align-content: end; } .date-container label { font-size: 16px; margin-right: 5px; color: #2c3e50; } .date-line { border-bottom: 1px dotted #000; width: 120px; display: inline-block; } /* header styles end */ /* Title section */ .title-section { text-align: center; padding: 15px; background: #f8f9fa; border-bottom: 1px solid #ddd; } .title-section h2 { margin: 0; font-size: 24px; } /* Form sections */ .form-section { padding: 20px; /* border-bottom: 1px solid #ddd; */ border: 1px solid #ccc; margin-bottom: 10px; } .section-header { background: #2c3e50; color: white; padding: 12px 15px; margin: -20px -20px 20px; font-size: 20px; display: flex; justify-content: space-between; } /* Form fields */ .form-row { display: flex; margin-bottom: 15px; gap: 20px; } .form-group { flex: 1; display: flex; justify-content: space-between; position: relative; } .sub-label { font-size: 12px; margin-top: -15px; justify-content: center; gap: 4px; } .form-group label { display: block; margin-bottom: 5px; color: #333; } /* Dotted line input style */ .dotted-input { flex:1; border: none; border-bottom: 1px dashed #000; padding: 8px 0; background: transparent; outline: none; max-width: 90%; } .dotted-input:focus { border-bottom: 1px solid #000; } /* Radio buttons */ .radio-group { display: flex; gap: 20px; margin-bottom: 15px; } .radio-option { display: flex; align-items: center; gap: 5px; } /* Terms and Conditions */ .terms-container { padding: 20px 0; } .terms-grid { display: grid; gap: 20px; align-items: start; } .terms-item { display: grid; grid-template-columns: 1fr 1fr; gap: 20px; } .terms-item p { margin: 0; } .terms-item .english-text { text-align: left; } .terms-item .arabic-text { text-align: right; direction: rtl; } /* Signature section */ .signature-section { padding: 20px 20px 0 20px; } .signatures { display: flex; gap: 40px; margin-top: 20px; } .signature-box { flex: 1; } .signature-container { width: 100%; } .signature-area { border: 1px solid #000; height: 140px; position: relative; } .signature-bottom-text { display: flex; justify-content: space-between; align-items: end; text-align: center; height: 90%; padding: 5px; } .signature-bottom-text p { margin: 5px 0; } .date-group { display: flex; align-items: center; justify-content: center; margin-top: 10px; } /* Arabic text */ .arabic { text-align: right; } /* Utility classes */ .mb-20 { margin-bottom: 20px; } /* Radio button group styles */ .radio-options-container { display: flex; gap: 35px; } .radio-option { display: flex; align-items: center; } .radio-option input[type="radio"] { margin: 0; } .radio-option label { margin-left: 5px; margin-bottom: 0; } .radio-label-text { display: flex; align-items: flex-start; } /* Date range styles */ .date-range { display: flex; flex: 1; gap: 20px; } .date-field { flex: 1; position: relative; } .date-label { position: absolute; left: 0; bottom: -10px; text-align: center; width: 100%; } /* Add or update these CSS styles */ .terms-column-arabic p { text-align: right; direction: rtl; unicode-bidi: embed; } .bullet { margin-right: 8px; font-size: 60px; } .arabic-text .bullet { margin-right: 0; margin-left: 8px; } .center-flex { display: flex; justify-content: start; align-items: center; } .center-flex-end { justify-content: end; } .round-border { border: 2px solid #ccc; border-radius: 50%; padding: 8px 12px; text-align: center; } .contact-info { text-align: center; font-size: 14px; color: #1a1a1a; direction: ltr; margin-top: 10px; padding: 10px 0; border-top: 1px solid #1a1a1a; } .contact-info p { margin: 5px 0; } .contact-info a { color: #0056b3; text-decoration: none; font-weight: bold; } .contact-info a:hover { text-decoration: underline; } .contact-info p:last-child { direction: rtl; } .page-break { page-break-before: always; }
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GOVERNMENT OF DUBAI

دائرة الأراضي والأملاك
Land Department



Date □□□□□□

LEASE TENANCY CONTRACT

Owner / Lessor Information /

Owner's Name

Lessor's Name

Lessor's Emirates ID

License No

Licensing Authority

Incase of a Company

Incase of a Company

Lessor's Phone

Lessor's Email:

Tenant Information

Tenant's Name

Tenant's Emirates ID

License No

Licensing Authority

Incase of a Company

Incase of a Company

Tenant's Email

Tenant's Phone

Number of Co-Occupants

Property Information

Property Usage

Residential

Commercial

Industrial

Plot No

Makani No

Building Name

Property No

Property Type

Property Area (sq ft)

Location

Premises No. (DEWA)

Contract Information

Contract Period

From /

To /

Contract Value

Annual Rent

Security Deposit

Mode of Payment

Terms and Conditions

1. The tenant has inspected the premises and agreed to lease the unit on its current condition.

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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,



GOVERNMENT OF DUBAI

دائرة الأراضي والأملاك
Land Department



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.

4. المستأجر مسؤول عن دفع جميع فواتير الكهرباء والمياه والتبريد والغاز الناتجة عن إحتلال الوحدة المستأجرة ما لم يتفق على خلاف ذلك كتابةً.

5. The tenant must pay the rent amount in the manner and dates agreed with the landlord.

5. يجب على المستأجر دفع مبلغ الإيجار بالطريقة والتاريخ المتفق عليه مع المالك.

6. 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...).

6. يتعهد المستأجر بالكامل بالامتثال لجميع اللوائح والتعليمات المتعلقة بإدارة العقار واستخدام الأماكن المشتركة (مواقف السيارات، مسابغ، صالة رياضية، الخ...).

7. 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.

7. أطراف عقد الإيجار تعلن أن جميع العناوين البريدية وأرقام الهواتف المذكورة صحيحة، سيتم إرسال جميع الإشعارات الرسمية والقانونية إلى هذه العناوين في حالة نشوب نزاع بين الطرفين.

8. 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.

8. يتعهد المالك بتمكين المستأجر من الإستخدام الكامل للإحتلال بما في ذلك مرافقه (مسابغ، صالة رياضية، موقف للسيارات، الخ) وإجراء الصيانة الدورية كما هو المقصود ما لم يتفق على خلاف ذلك كتابةً، وعدم القيام بأي فعل قد يضر من فائدة الإحتلال.

9. 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.

9. بالتوقيع على هذا الإتفاقية من الطرف الأول، يؤكد المالك "المستأجر" هنا وبهذا يتعهد بأن يكون المالك الحالي للعقار أو ممثله القانوني بموجب تفويض رسمي صادر من السلطات المختصة.

10. Any disagreement or dispute may arise from execution or interpretation of this contract shall be settled by the Rental Dispute Center.

10. 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.

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12. Any additional condition will not be considered in case it conflicts with law.

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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.

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14. The landlord undertakes to register this tenancy contract on EJARI affiliated to Dubai Land Department and provide with all required documents.

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Know your Rights

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You may visit Rental Dispute Center website through www.dubailand.gov.ae in case of any rental dispute between parties.

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Law No 26 of 2007 regulating the relationship between landlords and tenants.

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Law No 33 of 2008 amending law 26 of year 2007.

Law No 33 of 2008 amending law 26 of year 2007.

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Law No 43 of 2013 determining rent increases for properties.

القانون رقم 43 لسنة 2013 في شأن زيادة اجرة العقار.

• Attachments for Ejari Registration

1. Original unified tenancy contract

1. العقد الموحد الأصلي للإيجار

2. Original emirates ID of applicant

2. هوية الإمارات الأصلية للمتقدم

Additional Terms

1 1

2 2

3 3

4 4

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

يمكن إضافة ملاحق لهذا العقد في حالة وجود شروط إضافية بشرط توقيع جميع الأطراف.

Signatures

Tenant's Signature

التوقيع

Date

Lessor's Signature

التوقيع

Date

Tel: 8004488 Fax: +971 4 222 2251 P.O.Box 1166, Dubai, U.A.E. :رقم الهاتف :رقم الفاكس :البريد الإلكتروني :الموقع الإلكتروني

Website: www.dubailand.gov.ae :الموقع الإلكتروني : E-mail: support@dubailand.gov.ae :البريد الإلكتروني

