



# YOUR STEP-BY-STEP GUIDE TO **RENTING IN DUBAI**

## If you're renting for the **1<sup>st</sup> time**

If you're renting for the 1st time. And if you're worried about getting cheated or looking to protect your interests from greedy property-owners and sketchy middlemen. Then here's a step-by-step guide to help you through the process, including what to look out for and hidden costs.

### 1. Know **Your Needs**

- ✔ **Budget** - Be very clear with your numbers. Allocate only up to the 20% of household income to the rent budget.
- ✔ **Location** - Check areas which suites you most. Eg: according to distance to your workplace.
- ✔ **Connectivity** - Public transport options and other transportation options.
- ✔ Proximity to services like Schools, Hospitals, Supermarkets, Malls, Restaurants, etc.
- ✔ **Size and Type** - Choose size and type according to your needs and budget. Eg: Studio, 1,2,3-bed apartments, villas etc.














### 2. The Search

Search apartment listing on **Prestige Real Estate**. You can limit the listings based on your needs such as number of rooms, areas, furnished/unfurnished, etc. **Prestige Real Estate** provides wide range of filters.

## While Searching Properties Consider Following Factors






-  Proximity to your workplace
-  When can the unit be viewed
-  Noise pollution
-  Number of rooms
-  Furnished or unfurnished
-  Security

-  Chiller - free or paid
-  Parking facilities
-  Amenities such as Gym, Swimming Pool
-  Desired starting date
-  Reviews and ratings of neighborhoods



### 3. Short list the **property & arrange a visit**

-  Short lists some properties that meet your requirement and call up **Prestige Real Estate**.
-  **Prestige Real Estate** will Assign an agent to you.
-  Agent will arrange property visit at your convenience.

## The extra costs to reconsider



**Agency fees:** Real estate agents usually charge +VAT @ 5% of the annual rent price for residential lease.

**Security deposit:** It's usually equal to 5 % of annual rent and 10 % if its furnished property. And it's refundable at the end of your contract.

**DEWA deposit charges:** This is charged by Dubai Electricity and Water Authority (DEWA) and it's mandatory.

- ✓ Villa - Dhs 4000 + Dhs 130 Connection Fee
- ✓ Apartment - Dhs 2000 Dep + 130 Connection Free

**Housing fee/Municipality fee** - It's 5% of your yearly rent divided by 12 and it'll be added to DEWA monthly bill.

**Ejari fees:** This is for the tenancy contract. It's every year fee of Dhs 220.

**Chiller deposit, gas deposit:** If applicable. Depends on your property and the provider.

Once you have signed the contract, you will need to register it with **Ejari** as the third most important step in your home rental guide in Dubai to make it legal in the Emirate.

You will need to go to any **Ejari** of center with your documents for this reason. Make sure the deposits, contract period and rent amounts are clearly indicated in your **Ejari**.



## Required Documents

- |                                  |  |
|----------------------------------|--|
| ✓ Title Deed Copy                | ✓ Cheque Copies                                    |
| ✓ Title Deed Verification Print  | ✓ Commission w/ Accounts                           |
| ✓ Landlord Passport w/ Signature | ✓ Informed Property Manager                        |
| ✓ Landlord Visa Page             | ✓ Handover Condition Report                        |
| ✓ Tenant Passport w/ Signature   | ✓ Key Handover Form                                |
| ✓ Tenant Visa                    | ✓ Proof Receipt From Landlord for Rental + Deposit |
| ✓ Tenant EID                     | ✓ Thank you E-card                                 |
| ✓ Landlord Offer Letter Form     | <b>Tenant Account Receipts:</b>                    |
| ✓ Signed Tenancy                 | ✓ DEWA #:  |
| ✓ Contract                       | ✓ EJARI #:   |

### DOCUMENT CHECKLIST FOR LEASING



### EJARI - RERA PAGE



### TENANCY CONTRACT CHECKLIST



### LEASE RENEWAL PROCESS



### KNOW YOUR - RIGHTS



## Mistakes to avoid



- ✔ Work only with RERA-registered brokers. Our agents are registered to RERA.
- ✔ Always write the rent cheque to the landlord and no one else. And before writing checks ask landlord for their title deed and copy passport copy to ensure the name matches. (Our agents do this for you)
- ✔ Ensure that all service charges have been paid by the landlord, and if possible get it in writing too. (We do this)
- ✔ Make sure that there are no outstanding bills (i.e. DEWA or chiller) as these must be paid off before you can set up your account. (Our agents check this)
- ✔ Confirm if there are any maintenance issues in the apartment or villa and demand that they get fixed before you move in.
- ✔ A property should be handed over in a clean and livable condition.
- ✔ If you find any issues with the house, take pictures, videos and let your agent and owner know. This way you can avoid issues when you try to prove they were there before.
- ✔ Be aware of how many car parking spaces you have. Also find out if there is visitors parking, and how to access it.
- ✔ Sign up for Ejari once you have your tenancy contract.