HAMDA
REAL ESTATE L.L.C SP

Hamda Real Estate L.L.C SP
M14 Building Shop 3 &4 School area Muwaileh
Opposite Providence School Sharjah-UAE
+971 06 544 3322
+971 50 252 5310
info@hamdarealestate.com



TENANT NAME :

FLAT /SHOP NO:

DATE::

REMARKS:

TENANT RULES & RESPONSIBILITIES

1 LEASE AND CONTRACT RULES

Contract Renewal
- The Tenant shall be liable to pay a daily penalty of 50 AED for each day they remain in possession of the property after the expiration of the lease term or any renewal period, until they vacate the premises or establish a new agreement

Subleasing Prohibited
- Tenants cannot sublease or transfer the apartment to third parties.

Non-Renewal Notice
- Requires one-month written or email notice for non-renewal.
- Verbal notice is invalid.
- Failure to notify results in a two-month rent penalty.

Early Termination
- Canceling the contract before expiry incurs a two-month rent penalty per municipality rules.

Cancellation & Clearance Procedure
- Hand over keys and remote to the watchman upon vacating and inform the office immediately.
- Clearance certificate issued after inspection and damage compensation.
- Outstanding payments or damages delay clearance and continue rent charges.
- Late key submission incurs daily rent charges. immediately.

2 PROPERTY USE AND MODIFICATIONS

Common Area Restrictions
- Corridors, parking, staircases, and service areas must be free of personal items.
- Personal belongings are prohibited in exits and parking areas per Civil Defence rules.
- Unauthorized items will be removed.

Children's Play Restrictions
- No playing in corridors, entrances, parking areas, staircases, or service zones.

Flat/Shop Modifications
- Internal modifications require prior written approval from **Hamda Real Estate L.L.C SP**.

Parking Policy
- Unauthorized use of extra parking spaces is forbidden.
- Violations incur AED 3,000 and non-renewal risks.

TENANT SIGNATURE:

DATE:

UNOFFICIAL COPY

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3 MAINTENANCE AND REPAIRS

General Maintenance Responsibilities

- Tenant Responsibility: Tenants are responsible for all minor maintenance and repairs costing under 500 AED.
- Hamda Real Estate Responsibility: Hamda Real Estate L.L.C SP handles major maintenance crucial to property functionality (e.g., AC, water heater), unless damage is tenant-caused.
- Reporting Issues: Tenants must report all maintenance issues promptly.
- Minor Repair Service (Optional): Hamda Real Estate Maintenance can attend to minor tenant-responsible issues for a 50 AED service fee, plus the cost of materials

Tenant-Caused Damage

- Tenants must repair damages caused by negligence or misuse at their expense.

Unauthorised Repairs

- No third-party repairs without approval.
- Unauthorized repairs lead to penalties and possible liability.

Access for Maintenance

- Tenants must allow access for scheduled inspections, urgent repairs, and preventive maintenance.
- Refusal can cause penalties and delays.

NOTE: You may add an addendum to this Tenant Rules & Regulations, in case you have additional while it need to be signed by all parties

4 PAYMENT AND FINANCIAL OBLIGATIONS

Bounced / Returned Cheques

- Cash payment is required within 14 days of a bounced cheque.
- You have 14 days to resolve it before the case is sent to authorities.
- Fixed legal fees: AED 1500 & additional court and municipality fees.

Late Payment & Contact Info

- 7 days grace period on rent; late fees apply after.
- Tenants must keep their contact details updated with the office.

Cheque Payments

- Make cheques payable to the appropriate name for your building:

- ☐ Mohd &OR Hind &OR Shahd &OR Omran
- ☐ Hamda Taryam Charitable Foundation LLC SP
- ☐ Fatima Salim
- ☐ Abdulaziz Hamad Omran Taryam

5 WASTE MANAGEMENT AND CLEANLINESS

Garbage Disposal

- All garbage must be disposed of in designated garbage chutes only.

6 APPLIANCE RESPONSIBILITY

Appliance Maintenance

- Maintenance and repair of tenant-installed appliances (washing machines, refrigerators, water filters) are the tenant's responsibility.

ADDITIONAL TERM

TENANT SIGNATURE:

DATE: