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



HAMDA REAL ESTATE: **OCCUPANCY AGREEMENT**

This document outlines the terms and conditions of your tenancy with Hamda Real Estate.
By signing this agreement, you agree to the following:

☐ **I agree to abide by the guidelines and expectations prescribed for occupying Hamda Real Estate Properties**

1. GUIDELINES AND EXPECTATIONS:

- ☐ Familiarise yourself with Hamda Real Estate's tenant guidelines and expectations. These guidelines cover responsible tenancy, property maintenance, and use of amenities.
- ☐ Adhere to all rules and regulations pertaining to the property, including noise levels, parking, and waste disposal.

☐ **I agree for Hamda Real Estate Management to complete inspections of the property as required**

2. INSPECTIONS:

- ☐ Hamda Real Estate will conduct regular inspections of the property to maintain its standard and ensure compliance with the tenancy agreement. You will receive three [3] days notice before any scheduled inspection. This will usually take place every 12 months upon lease renewal.
- ☐ You are welcome to be present during the inspection. If you are unavailable, we will arrange an alternative time.

☐ **I agree for Hamda Real Estate to enter the property to conduct planned/scheduled maintenance as required with understanding the purpose for entering required and more than 24 hours notice has been given**

3. MAINTENANCE:

- ☐ Report any maintenance issues promptly through contact the Maintenance Manager.
- ☐ For routine maintenance, we will aim to address the issue within five [5] working days. Emergency repairs will be handled with priority.
- ☐ Hamda Real Estate retains the right to access the property for necessary repairs or maintenance, providing reasonable notice unless it constitutes an emergency.

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☐ **I agree to the conditions regarding the pest control treatment for my accommodation as set out in the document Policy: Hamda Real Estate - Pest Control**

☐ **I agree to take full responsibility for connecting and paying all utility bills on time and to provide proof of active accounts if requested**

☐ **I agree to the conditions for the termination of this tenancy as set out above, with understanding of the notice period required from either party**

4. PEST CONTROL:

☐ • Hamda Real Estate is required by Sharjah Municipality to conduct regular pest control treatment

5. UTILITIES:

☐ • The tenant is responsible for the connection and payment of all utilities to the property, including water (SEWA), electricity (SEWA), gas (if applicable), and internet/telecommunication services. You must provide proof of connection and active accounts upon request.

☐ • Hamda Real Estate is not responsible for any interruption of utility services. You should contact the relevant utility provider directly for any issues.

6. TERMINATION OF TENANCY:

☐ **1.Early Termination by Tenant:**

- Please note that if the tenant wishes to terminate the agreement before the lease end date,
- As per the agreement and Sharjah tenancy regulations, early termination will incur a penalty equivalent to two (2) months' rent. This penalty is mandatory and non-negotiable.

☐ **2. Non-Renewal Clause**

- If the tenant does not wish to renew the Agreement, they must provide written notice at least 30 days prior to the lease expiration date.
- Failure to provide such notice will result in a penalty equivalent to one (1) month's rent.

☐ **3. Termination for Breach**

- Hamda Real Estate reserves the right to terminate this Agreement, with the required notice period, if the tenant fails to comply with any of the terms and conditions stated in this Agreement or the associated Tenant Guidelines.

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☐ I have carefully read and understood my responsibilities as a tenant, and I agree to the terms outlined in the Hamda Real Estate Occupancy Agreement. I hereby acknowledge my acceptance of these terms

HRE Representative Name / Signature

Tenant Name / Signature

Date

Date

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