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Renting in Dubai Guide

Introduction

Dubai's dynamic real estate market offers a diverse range of rental properties, from luxurious apartments to spacious villas. Understanding the rental process, legal obligations, and your rights as a tenant is crucial for a smooth and secure renting experience.

Types of Rental Properties in Dubai

-  **Apartments:** Available in various configurations, from studios to multi-bedroom units, often within high-rise buildings offering amenities like gyms and pools.
-  **Villas:** Standalone or semi-detached homes, typically offering more space and privacy, often located in gated communities.
-  **Townhouses:** Multi-floor homes sharing one or more walls with neighboring units, combining aspects of villas and apartments.
-  **Commercial Properties:** Office spaces, retail shops, and warehouses available for business purposes.
-  **Short-Term Rentals:** Fully furnished apartments or villas rented out for short stays through platforms like Airbnb, regulated by the Dubai Tourism and Commerce Marketing (DTCM) department.

Key Considerations Before Renting

Budget: Determine your rental budget, considering additional costs such as utilities, maintenance, and agency fees.

Location: Choose a location that suits your lifestyle and work commute. Popular residential areas include Downtown Dubai, Dubai Marina, Jumeirah, and Dubai Hills Estate.

Payment Terms: In Dubai, tenants typically pay rent using post-dated cheques. Most landlords prefer 1-4 cheques, but paying in fewer cheques often results in better rental terms.

Documents Required: You will need a passport copy, a resident visa copy, Emirates ID (front and back), and a check book.

Additional Costs:

Ejari fees: AED 220

Security deposit: 5% of rent for unfurnished properties, 10% for furnished properties

Moving fees: Varies depending on the moving agency and property type

Agency fee: Typically between 5% to 8% of the first annual rent

DEWA fees: AED 130 non-refundable activation fee, plus a refundable deposit (AED 2,000 for apartments, AED 4,000 for villas)

Developer NOC Fees: Some developers require a Move-in NOC to be issued before moving in.

Cooling Fees: District cooling providers like Empower and Emicool

Furnished vs. Unfurnished Rentals

Furnished: Higher rental cost but move-in ready with essential appliances and furniture. Ideal for short-term renters and expatriates.




Unfurnished: Lower rent but requires purchasing furniture and appliances. Ideal for long-term residents

Pet Policies & Restrictions



Some buildings and communities do not allow pets or have breed restrictions. Confirm pet policies with the landlord and building management before signing the lease. Additional deposits or pet fees may apply.



Car Parking & Fees

-  Some apartment buildings charge extra for designated parking spots.
-  Villas typically have private parking, but tenants should check visitor parking availability.
-  Check if the property is eligible for an RTA parking permit for street parking.

Subletting Rules in Dubai

-  Tenants cannot sublet their property without the landlord's written approval.
-  Unauthorized subletting can result in eviction or legal penalties.

Short-term rentals require a DTCM permit.



The Rental Process

1. Searching for a Property



Online Platforms: Utilize reputable real estate websites and apps to explore available properties.



Real Estate Agents: Engage licensed real estate agents who are registered with the Dubai Land Department (DLD) to assist in your search.



Check Property Management: Some properties are managed by landlords directly, while others are maintained by property management companies.

2. Viewing and Selecting a Property



Schedule Viewings: Visit shortlisted properties to assess their condition and suitability.



Verify Landlord Authenticity: Confirm the landlord's details using the Dubai REST App or by checking the title deed.

3. Making an Offer & Negotiating Terms



Rental Amount: Negotiate the rent based on market conditions.



Payment Structure: Agree on the number of cheques for rent payment.



Contract Duration & Terms: Discuss conditions such as maintenance responsibilities, pet policies, and furnishing.



Security Deposit: Pay 5% for unfurnished and 10% for furnished properties.

4. Signing the Tenancy Contract

Ensure the contract is in line with RERA regulations.

Both parties sign the contract, and the tenant hands over post-dated cheques.

Rental cheques must be issued in the name of the landlord as per the title deed.

If a Power of Attorney (POA) is involved, verify that it has been issued through Dubai Courts.



5. Registering Ejari

What is Ejari?

Ejari is an online registration system regulated by RERA that legalizes rental contracts.

Required for visa renewals, DEWA connections, and rental dispute resolution.

Documents Needed:

Original tenancy contract

Emirates ID

Title deed copy

Ejari Registration Fees: AED 220

Copies of tenant's and landlord's passports

6. Exit Process & Security Deposit Refund

Tenants must provide written notice as per the contract to terminate the lease.

Ensure all utility bills (DEWA, cooling, internet) are paid and disconnected before moving out.

Conduct a move-out inspection with the landlord to ensure there are no damages beyond normal wear and tear.

The security deposit refund is typically processed within 14 to 30 days.

Rent Payment Methods Beyond Cheques

Many landlords still prefer post-dated cheques, but alternative methods are becoming available:

Bank Transfers – Some landlords accept direct bank payments.

Flex Pay or Rent Now, Pay Later – Fintech solutions that allow tenants to break rent into smaller, more manageable payments.

Online Payment Portals – Some property management companies provide online payment facilities.

Dispute Resolution & Evictions

Rental Disputes Centre (RDC): Handles legal issues between tenants and landlords.

Legal Evictions:

If a landlord intends to sell or personally use the property, a 12-month written notice must be given.

Tenants must receive a registered legal eviction notice from the Notary Public or Court.



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Final Checklist Before Moving In

- ✓ Ensure Ejari Registration is complete.
- ✓ Connect DEWA and cooling services.
- ✓ Secure Move-in NOC if required.
- ✓ Inspect and document property condition.
- ✓ Collect keys and access cards from the landlord.

DubaiEsque: Your Trusted Rental Partner

At DubaiEsque, we provide expert guidance to make your renting experience smooth and hassle-free.

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