|  |
| --- |
| Instrument for Registration of Lease |
| Objective |
| This Instrument is intended for lease registration of all Real Property in accordance with the Real Property Law of the DIFC. |
| Section 1: Details Required |
| Folio of Register1:  | Folio No: |
| Property Details: | Building Name: |
|  | Floor Number: |
|  | Unit Number: |
| Landlord/s name2: |   |
| Tenant/s Name3: |  |
| Address of Tenant/s4: |  |
| Contact details: | Tel: | Email: |
| Lease Term: | Date of Lease: |
|  | Term: |
|  | Commencement Date: |
|  | Expiry Date: |
|  | Rent Payable: |
| Mortgagee’s consent required to Lease5: | [ ] Yes**[ ]**  No |
| Security Deposit:(applicable to residential units only)6: | Has a security deposit been collected by the Landlord?                         [ ]  Yes                     [ ] NoIf yes, please provide the amount of security deposit [AED]: |
| Section 2: Signatures |
| Signature of Landlord/s: |  | Signature of Tenants/s: |  |
| **Date:** |       | **Date:** |       |

|  |
| --- |
| Instrument for Registration of Lease |
| Guidelines |
| **Section 1** |
| 1 | The Folio Number is a unique number assigned to each issued Title Deed.  |
| 2 | The Landlord is defined as the Lessor in the DIFC Real Property Law. The Landlord’s name/s must be written exactly as it/they appear on the Title Deed (or in the case of a sublease exactly as it appears on the headlease), otherwise the application will be rejected. The address and contact details for circulating the instrument for electronic signature and for the service of notices will be taken from what has been previously registered on the Register unless an application has been made for an alteration of the Register |
| 3 | The Tenant is defined as the Lessee in the DIFC Real Property Law. The Tenant/s name/s must be identical to the name/s mentioned on the passport and the Lease being registered. |
| 4 | The address provided must be a valid address where the Registrar may serve notices and it is up to the party to keep their address updated with the Registrar at all times. |
| 5 | Where consent of a Mortgagee is required to the Lease please attach No Objection/Consent Letter from Mortgagee. |
| 6 | Where a security deposit has been collected the Lessor is under an obligation to deposit this sum with the Registrar of Real Property.  |
| **Section 2** |
| This Instrument is not considered lodged until it is fully signed. If the Parties have opted for electronic signature via the DIFC portal, the lodgment will not be completed until the Instrument is fully signed by all the relevant Parties. The Registrar is entitled to request whatever documents it deems necessary to ascertain the identity of an authorised signatory. |

|  |
| --- |
| Warranty |
| The Parties to this Instrument warrant that the information provided in the Instrument (whether inputted manually or system generated through the DIFC portal) and all accompanying documents are true and accurate. Any Party providing any information which is false, misleading or deceptive to the Registrar or withholds or conceals information from the Registrar shall be fined and/or prosecuted to the full extent of the Law. |