|  |  |  |  |
| --- | --- | --- | --- |
| Instrument for Mutual Termination of Lease | | | |
| Objective | | | |
| This Instrument is intended for the registration of a Termination of a Registered Lease mutually agreed between a Landlord and a Tenant in order for the Lease to be removed from the Register. | | | |
| Section 1: Details Required | | | |
| Folio of Register1: | Folio No: | | |
| Property Details: | Building Name: | | |
| Floor Number: | | |
| Unit Number: | | |
| Landlord(s) name2: |  | | |
| Tenant(s) Name3: |  | | |
| Lease details: | Date of Lease agreement: | | |
| Term: | | |
| Commencement Date: | | |
| Expiry Date: | | |
| Date of Termination4: |  | | |
| Section 2: Signatures | | | |
| Signature of Landlord(s): |  | Signature of Tenant(s): |  |
| **Date:** |  | **Date:** |  |

|  |  |
| --- | --- |
| Instrument for Mutual Termination 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 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 that has previously been 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 terminated. The address and contact details for circulating the instrument for electronic signature and for the service of notices will be taken from what has previously been registered on the Register unless an application has been made for an alteration of the Register. |
| 4 | The Parties are to produce a document signed by the Landlord and Tenant evidencing the mutual agreement to termination of Lease and date of termination. |
| **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) 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. |