

THE LANDLORD'S GUIDE

An extensive guide to being a landlord in the UAE.

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ABOUT THIS GUIDE

Are you a property owner in the UAE and want to increase investment opportunities by becoming a landlord?

The following guide is formulated with the purpose to educate and guide Landlord's beginning out in the UAE, or those planning to invest into becoming a one. The guide is not a replacement for personalized professional consultancy and looks to cover the overall steps, procedures and questions that one may expect to go through during their journey to becoming a successful Landlord and how Republik Real Estate can assist them into effective and reliable property management in the country adhering to the national laws and regulations.

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GET A PROPERTY VALUATION

Before putting your property up for rent for tenants, you need to get the most updated valuation and appraisal of your property done, to be able to formulate the pricing strategy.

Contacting a reliable Real Estate Agency like Republik Real Estate will get you a thorough market analysis and valuation of your property based on multiple factors.



PROPERTY MANAGEMENT AND ONBOARDING

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Republik Real Estate

Why should you onboard property managers?

Property management can be difficult for many reasons including the lack of information regarding property standards required by the governing authorities, lack of time and expertise to conduct a thorough management, and the various size and types of properties one may own.

Which is why it would be a smarter option to get a reliable Property Management team on-board to help you with their local expertise in managing the property including all it's necessary documentations like the title deeds, and signing up with Ejari. The Ejari system in the UAE is initiated by the Real Estate Regulatory Agency to record all rental and lease contracts in the UAE digitally.



LEASE AGREEMENT MANAGEMENT

Drafting a lease contract?

After the basics are down, you would need to put together a thorough lease agreement. Once again you could considering a separate legal team or your acting agency will consult their dedicated legal teams to help you with the following:

1. Lease Agreement Drafting: The agency drafts a comprehensive tenancy contract, incorporating all essential terms and conditions based on UAE regulations.
2. Tenant Screening: The agency conducts thorough background checks on prospective tenants, including employment verification, references, and credit history assessment.
3. Execution: The agency coordinates the signing of the lease agreement between you and the tenant, ensuring both parties understand their rights and responsibilities.

SECURITY DEPOSIT HANDLING

Once the tenants are offered their contracts, the trustable Republik Real Estate agents will get to collecting the security deposits from the tenants in accordance to the legal requirements, which will then be deposited into bank account registered with the UAE's rental dispute center.





RENT COLLECTION

Your appointed agency will be responsible for establishing a clear rent payment schedule by either mode of payment and keep tracks and records of it in form of receipts for transparent documentation.

MAINTENANCE & REPAIR

The agency specifies maintenance and repair responsibilities in the lease agreement, ensuring legal compliance. Routine maintenance and repairs are typically the landlord's responsibility.

RENT INCREASE

The agency ensures that any rent increases adhere to UAE's regulations and are in line with market rates and make sure a clear communication between you and the tenant is maintained.

LEASE TERMINATION



Cancelling the contract?

When it becomes necessary to terminate a lease, Republik Real Estate follows the notice period specified in the lease agreement, typically providing tenants with 12 months' notice. In case of disputes or issues during the termination process, the agency follows UAE's legal procedures for dispute resolution.



DISPUTE RESOLUTION

Rental Disputes

In the event of rental disputes, the agency represents your interests and participates in mediation and resolution proceedings at the Rental Dispute Center in the respective emirate.

Legal Assistance

If required, we can provide access to legal advice and representation to protect your rights and interests.

OUR SERVICES



Property Valuations

Get professional and accurate valuations with one of the best teams in Abu Dhabi, for the most current market listings, lettings and renting. Our team maintains a professional evaluation session that adhered to all legal regulations in UAE.



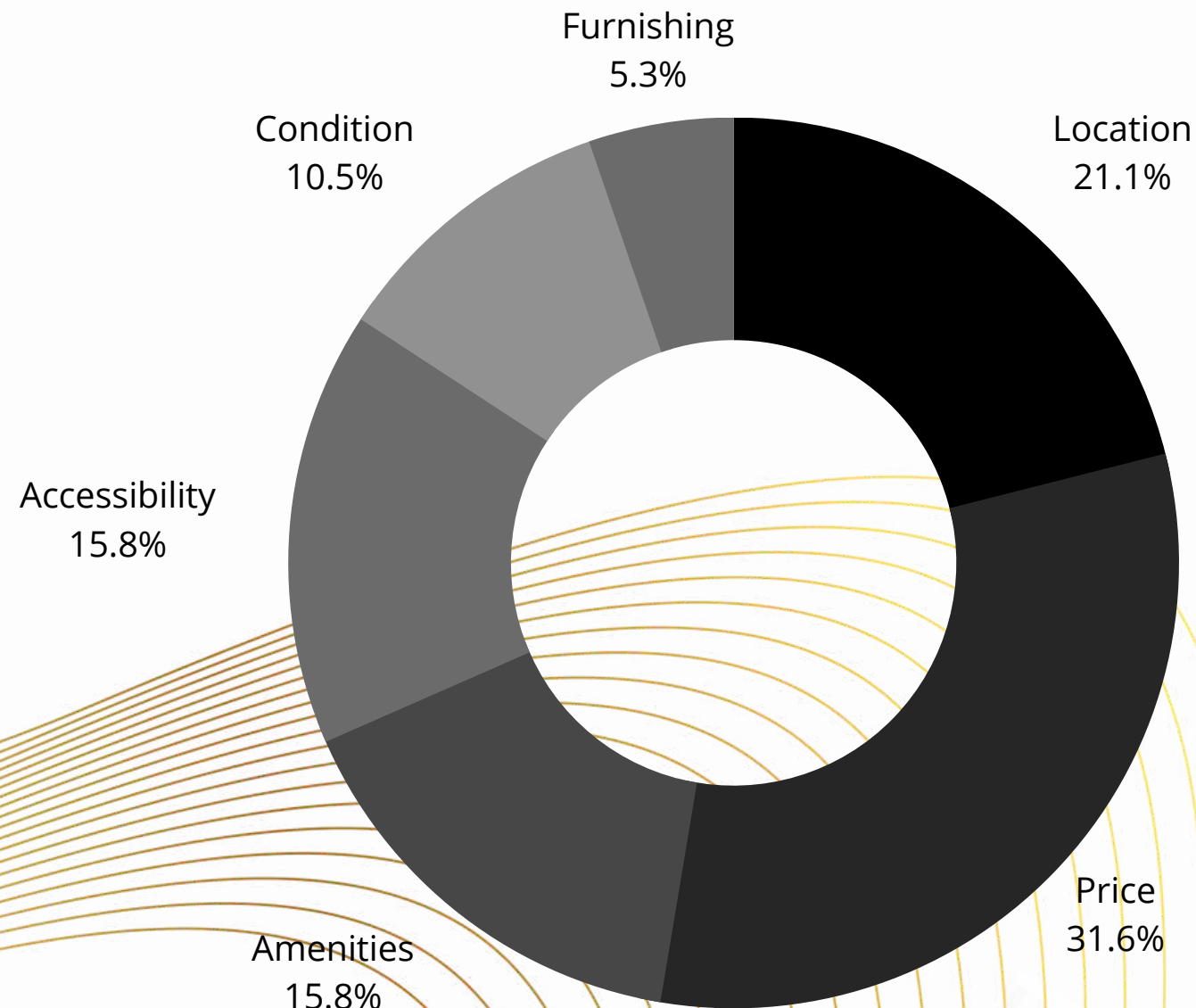
Property Management

With Republik Real Estate you can get a hassle-free property management experience that covers all the essential details of making sure your property always maintains its best standards for the best experience to current and future renters.



Brokerage, Renting and Documentation

We assist you in streamlining all documentations of the process from the beginning till the very end. With a competitive legal team and the best of marketing professionals, we make sure you get the most out of your properties.



FACTORS THAT AFFECT RENTERS' DECISIONS

Most common trend amongst the renting community in the UAE stems from the dynamics of their lifestyles. Which means factors like price, location, accessibility, amenities, condition, and furnishing of the property type would have a different order of significance for every tenant. But, they generic consensus among those who rent in UAE consider price and location of the property the most important, when renting.

These factors would then help you derive an estimate costing and offerings of your property according to it's type, to gain more demand in the real estate market.

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THANK YOU

The guide is made to give you basic overview of what to expect when entering the UAE real estate market as a landlord. For further details and a customized solution head over to Republik Real Estate Agency.

