

# Leasing Rental Structure

## DISCOVERY GARDENS

New rental rates exclusive of cooling charges

TYPE	SQ. FT.	BASE RENT 1/2/4 CHEQUES	REFUNDABLE SECURITY DEPOSIT (AED) INDIVIDUAL	REFUNDABLE SECURITY DEPOSIT (AED) COMPANY
Studio	430 - 549	45,000	5,000	6,000
1 Bedroom	807 - 1001	60,500	6,000	7,000
2 Bedroom	1356 - 1507	85,000	7,000	8,000
2 Bedroom Large	1614 - 1646	95,000	7,000	8,000

- Leasing commission 5% of base rent +VAT
- The above rents are exclusive of cooking gas.
- Tenant should pay directly to DEWA of AED 2,000/- deposit.
- Tenant should pay AED 215.25/- (incl. VAT) RERA Contract Registration Fees for Lease Renewals & New Leases.
- Tenant should Register with Al Shirawi to connect the district cooling for the Apartments.

COOLING CHARGE DESCRIPTION	RATE (AED)	PAYMENT FREQUENCY
Administration Fee	210 (Incl. VAT)	One time
Refundable Security Deposit	Studio Apt: 500 1 BR Apt: 750 2 BR / 2BR L Apt: 1,000	One time
Consumption Charge	As per usage + 5% VAT	monthly
Meter Service Fee	52.5/month (Incl. VAT)	monthly
Reconnection Charge (ref. Cls.15)	2,100 (Incl. VAT)	when invoked
Dishonoured Cheque Fee	1,050 (Incl. VAT)	when invoked

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## Required Documents

### 1. Leases in personal name:

- a. Valid passport copy with visa page, your current residency can be confirmed by an original employment letter (current dated, signed & stamped) or by verifying original passport, work permit or identification card.
- b. Emirates Id Card
- c. Contact / booking details forms to be filled.
- d. Legal tenant should be present for leasing formalities.

### 2. Leases in company name:

- a. Confirmation letter from the company with the authorized person's signature & company stamp.
- b. Valid trade license copy.
- c. Proof of authorized signatories (vide attaching a copy of Memorandum of Association / letter that is submitted to bank), including their passport copy with visa page.
- d. Occupant's passport copies.
- e. Contact / booking details forms to be filled.
- f. Lease documentation etc. should be collected by an authorized person, along with an authorization letter to do so on company letterhead.

### 3. Rental Cheques: All cheques must be issued by the legal tenant, tenancy contract holder only.

Note: The 1st payment or in case of 1 cheque the payment has to be made either in cash (if the amount is less than 40,000) or deposited into our bank account and submit the original receipt or should be paid by manager's cheque. CDC are strictly not accepted as per Nakheel policy.

### 4. The Cheques must be payable according to "Nakheel Communities Residential Leasing LLC".

### 5. VAT will be applied as per the Law No. 8 of 2017 on Value Added Tax (VAT) on the standards rates wherever applicable and will be collected upfront.

### 6. DEWA Deposit: to be paid at the DEWA office prior to key collection.

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## Important Note:

- All of the above requirements are mandatory, without which leasing formalities will be incomplete.
- Please be informed sharing, sub-leasing and exceeding the pre-defined number of occupants of each apartment type, all these practices are illegal and not allowed.