



Crypto Homes

CRYPTO HOMES GUIDE: TENANT EDITION

Renting a new property is often seen as a complicated journey in such a fast-paced market.

However, we have put together this guide to walk you through the process step by step!

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- To start it is important to carefully curate your budget and make sure your rental payments are within your means to avoid missed payments and additional fines that come with this.
- Don't forget to factor in additional costs like utilities, internet, service charges, and moving expenses.

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- In this cutthroat rental market, you need a real estate broker who's got your back and keeps you updated along the process.
- Look for a broker with full **RERA qualifications** and deep knowledge of the areas you're interested in.
- Now it's time to view some properties and prepare your

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Once you've found a perfect property and your offer has been accepted by the landlord, you will need the following documents:

- **Emirates ID**
- **Three cheques:** one for the deposit, one for the first rental payment, and one for your broker's

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- Once you've agreed on the lease terms, your broker constructs the lease agreement using the Ejari contract system.
- Remember, any additional agreements with the landlord must be included in the contract.
- Following the contract signing from both parties, before you move in, you will need to register your tenancy with **Ejari**.
- You can register online at **dubailand.gov.ae** or visit an **Ejari center** in the city.
- You will need your tenancy contract, landlord's ID copy, and your passport/visa details in hand.

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- Once you have your Ejari registered, you will need to connect your DEWA account.
- Head online to **dewa.gov.ae** or visit a **DEWA Customer Happiness Centre** armed with your Ejari number, tenancy contract, Emirates ID, passport copy, DEWA number (if you're an existing customer), and the nine-digit premises number (it's usually next to your

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- Before you move in, it is important to obtain a move-in permit from the developer of your chosen property.
- Once you've completed the above, it is time to collect the keys and begin your lease!

WHAT FEES SHOULD I EXPECT?


Description	Amount	Beneficiary
Deposit (Refundable)	<ul style="list-style-type: none">• 5% of the annual rent (if unfurnished)• 10% of the annual rent (If furnished)	Landlord
Agency Fee	<ul style="list-style-type: none">• 5% of the annual rent (minimum fee of AED5,000)	Broker
EJARI	<ul style="list-style-type: none">• AED220 to register• AED40 to cancel an existing Ejari	RERA
DEWA (Refundable)	<ul style="list-style-type: none">• AED4,000 for villas• AED2,000 for apartments• AED150 connection fee	DEWA





Crypto Homes


**If you are looking for a rental property,
we have an established team of brokers who are
ready to help you find your next lease and to
support you from start to finish**

**To speak to our brokers, call Crypto Homes on
04 770 1087**

 **Call: +971 58 599 8161**

 **Email: info@cryptohomesdxb.com**

 **Meydan Grandstand, 6th floor,
Meydan Road, Nad Al Sheba, Dubai, U.A.E.**

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