

Roomie Finder Flatsharing Rental Agreement (UAE)

This Agreement is a standard flatsharing rental contract provided by Roomie Finder to help landlords and tenants formalise their shared accommodation arrangements in compliance with UAE regulations.

1. Parties

Landlord / Owner / Primary Tenant:

Full Name: _____
Emirates ID / Passport No.: _____
Contact: _____

Flatmate(s):

(List all flatmates covered by this agreement)

1. Name: _____ | ID/Passport: _____
 2. Name: _____ | ID/Passport: _____
 3. ...
-

2. Property details

- Address: _____
 - Unit No.: _____ | Building / Villa: _____
 - Size: _____ sqm
 - Room Size: _____ sqm
 - Purpose: Residential only
-

3. Term

- Start Date: _____
 - End Date: _____
 - Renewal: By mutual agreement at least **90 days** before end date.
-

4. Rent & deposit

- Total monthly rent: **AED** _____
 - Rent share:
 - Flatmate 1: AED _____
 - Flatmate 2: AED _____
 - Payment method: Bank transfer Cash Cheque
 - Payment date: Every Start of Month / End of Month
 - Security deposit: **AED** _____ (refundable, subject to damages or unpaid dues).
-

5. Shared accommodation rules

- The Landlord / Primary Tenant consents to flatsharing.
 - All occupants must be named in this agreement.
 - No additional occupants without written consent.
 - Subletting is prohibited unless approved in writing by the Landlord.
 - Occupancy must comply with Dubai Municipality / local emirate occupancy rules (e.g. no overcrowding).
-

6. Registration & utilities

- This agreement must be registered with the relevant tenancy authority (Ejari in Dubai / Tawtheeq in Abu Dhabi).
 - Utilities (DEWA, ADDC, etc.) are paid by:
 - Included in rent
 - Shared equally among tenants
 - Paid separately by each room occupant
-

7. Maintenance

- Landlord handles major repairs and safety systems.
 - Tenants handle minor maintenance and cleanliness.
 - No structural changes or partitions without Landlord's written consent and municipal approval.
-

8. Rights & obligations

Landlord / Primary Tenant:

- Provide safe and habitable premises.
- Respect tenants' peaceful use of property.
- Register tenancy with Ejari / relevant authority.

Flatmates:

- Pay rent on time.
 - Keep the property clean and undamaged.
 - Respect building/community rules.
 - Not exceed agreed occupancy.
-

9. Termination

- Notice period: **60 days** before end date (or as per local law).
 - Landlord may terminate early for:
 - Non-payment of rent
 - Breach of agreement (unauthorised occupants, misuse, damage)
 - Tenants must vacate on termination and hand back keys.
-

10. Rent increase

- Rent increase (upon renewal) must comply with RERA or local rent control regulations.
 - Notice of increase: minimum **90 days** before renewal date.
-

11. Dispute resolution

- Disputes will be referred to the **Rental Dispute Settlement Centre (Dubai)** or the relevant authority in other emirates.
-

12. Miscellaneous

- Governing law: laws of the Emirate where the property is located, and UAE federal law.
 - Any changes must be in writing and signed by all parties.
-

Signatures

Landlord / Primary Tenant: _____ | Date: _____

Flatmate 1: _____ | Date: _____
Flatmate 2: _____ | Date: _____
Flatmate 3: _____ | Date: _____

This template is intended for roomiefinder.ae users to formalise their flatsharing arrangements. Each party is advised to keep a signed copy and complete Ejari / Tawtheeq registration where required.