

Roommate Agreement

RoomieFinder — the 1st flatsharing platform in Dubai and across the UAE

This document outlines the general terms of a room rental to avoid misunderstandings. It is a sub-tenancy agreement between the head tenant and the new roommate — it is separate from the main tenancy contract with the landlord. Additional agreements may be needed to comply with local laws. Seek independent legal advice before signing. RoomieFinder will not be responsible for any disputes, damages, losses, or legal issues arising from the use of this document.

1. Parties to the agreement

Party A — Head tenant / Property owner

Full name

Emirates ID number

Mobile number

Email address

Party B — New roommate

Full name

Emirates ID number

Mobile number

Email address

2. Property and room details

Full property address (unit, building, area, Dubai)

Which room is being rented

Floor / level

Furnishing:

☐ Furnished ☐ Unfurnished ☐ Part-furnished (specify below)

Additional room details (e.g. en-suite, balcony, storage)

The roommate's occupancy is limited to the room described above and shared access to common areas (kitchen, living room, bathrooms) as agreed between the parties.

3. Rent

Monthly rent (AED)

Payment due date (e.g. 1st of each month)

Payment method (bank transfer / cash / other)

Bank / account name (if transfer)

Bills included in rent:

☐ DEWA (electricity & water) ☐ Internet ☐ Cooling / district cooling ☐ None — billed separately (see Clause 5)

4. Security deposit

Security deposit amount (AED)

Date deposit received

Held by

The deposit is refundable in full within 21 days of the roommate vacating, subject to deductions for documented damage beyond fair wear and tear. Deductions must be itemised in writing. Normal use of the room and shared areas does not constitute damage. A move-in condition record (photos or

written note) should be completed on the first day and attached to this agreement as Schedule A.

5. Utilities and shared costs

If bills are not fully included in rent, specify the roommate's contribution:

DEWA contribution per month (AED)

Internet contribution per month (AED)

Cooling / district cooling contribution (AED)

Other shared cost and amount (AED)

The head tenant will provide monthly utility statements on request. Shared cost contributions are due on the same date as monthly rent.

6. Tenancy terms

Start date

End date (leave blank for open / month-to-month)

Notice period required by either party to end the agreement

Days / weeks / months

If no end date is specified, this agreement continues on a month-to-month basis until either party gives written notice as stated above. If the roommate exits before the notice period expires, the final month's rent may be forfeited as an early exit fee unless otherwise agreed in writing.

7. Main tenancy confirmation

The head tenant confirms the following (tick all that apply):

☐ The main tenancy contract for this property is registered with Ejari

Ejari certificate number

Ejari registration date

☐ The landlord has provided written consent to sublet a room in this property

☐ The number of occupants (including this roommate) does not exceed the main contract's stated limit

☐ The building's occupancy rules permit this arrangement (confirmed with building management)

Copies of the Ejari certificate and written landlord consent should be attached as Schedule B. The head tenant makes these confirmations at the time of signing. If any confirmation is found to be false, the roommate's deposit must be returned in full within 7 days.

8. House rules

Guests / overnight visitors

Quiet hours

Cleaning responsibilities

Kitchen and appliance use

Smoking / vaping policy

Parking (if applicable)

Pet policy

Other (specify)

Additional house rules

Breach of the agreed house rules, after one written warning from either party, may be treated as grounds for termination of this agreement with the notice period reduced to 14 days.

9. Move-in condition record (Schedule A)

Both parties should complete this section on the first day of occupancy. Attach photographs.

Area	Condition on move-in	Notes
Room walls and ceiling		
Room floor		
Room fixtures (lights, plugs, fittings)		
Bathroom (if en-suite)		
Shared kitchen — general condition		
Shared living areas — general condition		
Appliances included (list below)		

10. Signatures

By signing below, both parties confirm they have read, understood, and agreed to the terms set out in this agreement, including any schedules attached.

Signed — Head tenant / Property owner

Signed — New roommate

Full name & date

Full name & date