

Meydan Residences 1

Number of Bedroom	Size Sq. Ft.	Base Rent (AED) 1 / 2 / 4 Cheques	Security Deposit Individual	Security Deposit Company
1 BR Small (No Balcony)	701 - 1031	92,000	5,000.00	6,000.00
1 BR Medium (With Balcony)	875 - 1031	97,000	5,000.00	6,000.00
1 BR Large (with Terrace)	875 - 1031	102,000	5,000.00	6,000.00
2 BR Small (No Balcony)	1231 - 1323	120,000	6,000.00	7,000.00
2 BR Medium (With Balcony)	1149 - 1323	125,000	6,000.00	7,000.00
2 BR Large (with Terrace)	1149 - 1323	130,000	6,000.00	7,000.00
3 BR Small (No Balcony)	1772	147,000	7,000.00	8,000.00
3 BR Medium (With Balcony)	1645 - 1772	158,000	7,000.00	8,000.00
3 BR Large (with Terrace)	1598 - 1772	165,000	7,000.00	8,000.00

Meydan Heights

Number of Bedroom	Size Sq. Ft.	Base Rent (AED) 1 / 2 / 4 / 6 Cheques	Security Deposit Individual	Security Deposit Company
1 Bedroom Small	806	89,000	5,000.00	6,000.00
1 Bedroom Medium	828 - 851	94,000	5,000.00	6,000.00
1 Bedroom Large	871 - 940	99,000	5,000.00	6,000.00
2 BR Small	1166 - 1260	115,000	6,000.00	7,000.00
2 BR Medium	1249 - 1260	120,000	6,000.00	7,000.00
2 Bedroom Large	1260	125,000	6,000.00	7,000.00

- Leasing commission 5% of base rent +VAT
- Tenant should pay directly to DEWA the AED 2,000 deposit.
- Tenant should pay 215.25 incl. VAT for RERA contract registration on new leases and renewals.
- Chiller included.

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.

4. The Cheques must be payable according to "Meydan - Meydan Group 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.

Important Note:

- All 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.