

Register on the official platform. In Saudi Arabia, leases must be registered on **Ejar**. A lease that isn't registered does not produce administrative and judicial effects, and the Ejar contract is an enforceable instrument. In Dubai, use the DLD **Unified Tenancy Contract** and register it on **Ejari**. In Abu Dhabi, register the lease on **Tawtheeq**. Use this template to agree terms and prepare the official registration. It does not replace it. [1][2][3][4][5][6][7]

➔ **Ejar:** <https://www.ejar.sa/en/service/355294>

➔ **Ejari – DLD:** <https://dubailand.gov.ae/en/eservices/register-renew-ejari-contract/>

➔ **Unified Tenancy Contract:** <https://dubailand.gov.ae/en/eservices/ejari-templates/download-unified-ejari-tenancy-contract>

➔ **Tawtheeq – TAMM:** <https://www.tamm.abudhabi/en/articles/lease-registration-guidelines>

Qatar: leases are registered with the registration office set up under the Rent Law. [8]

Bahrain: a lease-contract registration e-service is available. [9]

Oman: Muscat Municipality offers lease-registration e-services. [10]

Residential lease agreement

Term sheet and supplementary terms for a residential lease in the GCC. It helps the parties agree and record the terms before they create the official contract, and any lawful extra terms. Replace every [placeholder] and delete the options that don't apply.

1. Parties

Landlord: [name], ID/CR [●], address [●], represented by [●] (if an agent or broker, attach the authority). Tenant: [name], ID [●], address [●].

2. Property

[Type: apartment/villa], unit no. [●], building [●], address/national address [●], title deed no. [●], area [●] m², furnishing [furnished/unfurnished], parking [●].

3. Use

The property is leased for residential use by the Tenant and family members [names/number] only.

4. Term

[●] months/years from [date] to [date].

5. Rent and payment

Annual rent [amount], payable in [●] instalments on [dates] by [method].

6. Security deposit

[amount], refundable within [●] days after handover, less documented amounts due.

7. Registration

The Landlord shall register this lease on [Ejar / Ejari / Tawtheeq / the competent registration office] within [●] days of signing and give the Tenant a copy of the registration certificate.

8. Utilities and charges

[Electricity/water/cooling/internet/service charges] are paid by [party].

9. Maintenance

The Landlord handles [structural/major] repairs and the Tenant handles [minor/routine] repairs, as listed in the schedule.

10. Alterations and subletting

The Tenant shall not alter the property or sublet or assign it without the Landlord's prior written consent.

11. Handover and inventory

The parties sign a handover report and inventory at the start and at the end of the lease (annex).

12. Renewal, non-renewal and rent change

A party who doesn't want to renew, or wants to change the terms, notifies the other in writing at least [●] days before expiry.

13. Termination and eviction

The lease may end early only in the cases set by the applicable law or as agreed here: [●].

14. Notices

Notices go to the addresses/emails above, or through the official platform.

15. Governing law and disputes

Governed by the laws of [country/emirate]; disputes go to the competent authority.

16. Language and signatures

Arabic and English, with Arabic prevailing; signed in [●] copies.

Landlord: name [●] · signature [●] · date [●]

Tenant: name [●] · signature [●] · date [●]

Schedule A – Saudi Arabia (Ejar)

Item	Rule
Registration	Ejar is the official reference for registering residential and commercial leases. Under Cabinet Decision No. 292 of 16/5/1438H, a lease not registered on Ejar is not considered a valid contract producing administrative and judicial effects. [1]
Enforcement	The Ejar electronic contract is an enforceable instrument and can be filed directly with the enforcement court. [2]
Unregistered leases	Landlords must apply to register leases not registered on Ejar, and tenants may also apply. The other party may object before REGA within 60 days. [3]
Automatic renewal	In all cities of the Kingdom, leases renew automatically unless notice of non-renewal is given at least 60 days before expiry, subject to exceptions. [3]
Riyadh rent freeze	A five-year suspension of increases in the total rental value of residential and commercial leases, existing or new, within Riyadh's urban boundaries, from 25 September 2025. [3]
Penalties	Breaches of the provisions can be fined up to the value of 12 months' rent. [3]
Civil Transactions Law	Defines the lease (Art. 407), deals with continued use after expiry (Art. 440), and provides that a lease does not end on the death of a party (Art. 441). [11]

Schedule B – UAE (Dubai Ejari, Abu Dhabi Tawtheeq)

Item	Rule
Dubai: registration	Leases must be written and registered with RERA; disputes over unregistered leases are not heard (Law No. 26 of 2007, Art. 4). Registration is through Ejari. [4][5]
Dubai: term and renewal	The term must be specified (Art. 5); renewal is covered by Art. 6. [4]
Dubai: notice	90 days' notice before expiry to amend the terms or not renew (Art. 14). [4]
Dubai: eviction	The eviction cases are set out in Art. 25. [4]
Dubai: rent increases	Governed by the law and Decree No. 43 of 2013; check the DLD rental index. [12][13]
Dubai: Unified Tenancy Contract	The Arabic text prevails; the landlord undertakes to register the lease on Ejari; the tenant may not sublet or assign without the landlord's written approval. [6] [12]
Dubai: representatives	Registering through a representative requires an official power of attorney. [5]
Abu Dhabi: Tawtheeq	Leases are registered on a standardised form by the landlord or property manager; registration is needed to connect utilities. [7]
Abu Dhabi: tenancy law	Law No. 20 of 2006 and its amendments, published by ADREC. [14]

Other GCC countries

- **Qatar:** leases are registered with the registration office set up under the Rent Law (Law No. 4 of 2008). [8]
- **Bahrain:** a lease-contract registration e-service is available. [9] We haven't confirmed whether registration is mandatory or what follows if a lease isn't registered.
- **Oman:** Muscat Municipality offers lease-registration e-services. [10] We haven't confirmed whether registration is mandatory.
- **Kuwait:** check the current rules with a Kuwaiti lawyer.

Handover inventory

Complete at the start of the lease and again at the end. Both parties sign each version.

Room	Item	Condition at start	Condition at end	Notes
[Living room]	[●]	[●]	[●]	[●]
[Kitchen and appliances]	[●]	[●]	[●]	[●]
[Bedroom 1]	[●]	[●]	[●]	[●]
[Bathroom 1]	[●]	[●]	[●]	[●]
[Air conditioning]	[●]	[●]	[●]	[●]
[Keys and access cards]	[number]	[●]	[●]	[●]
[Meter readings: electricity/water]	[●]	[●]	[●]	[●]

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Sources

- [1] Ejar, Regulatory FAQ (Cabinet Decision No. 292 of 16/5/1438H) <https://www.ejar.sa/ar/faqregulation>
- [2] Ejar, Electronic lease contract service <https://www.ejar.sa/en/service/355294>
- [3] Real Estate General Authority (REGA), announcement of the regulatory provisions governing the relationship between landlords and tenants <https://rega.gov.sa/en/media-center/news-announcements/in-line-with-hrh-crown-prince-s-directive-to-take-several-measures-to-achieve-balance-in-the-real-estate-sector-in-riyadh-approval-has-been-issued-for-regulatory-provisions-aimed-at-regulating-the-relationship-between-landlords-and-tenants/>
- [4] Dubai Legislation Portal, Law No. (26) of 2007 regulating the relationship between landlords and tenants in the Emirate of Dubai (PDF) [https://dlp.dubai.gov.ae/Legislation%20Reference/2007/Law%20No.%20\(26\)%20of%202007.pdf](https://dlp.dubai.gov.ae/Legislation%20Reference/2007/Law%20No.%20(26)%20of%202007.pdf)
- [5] Dubai Land Department (DLD), Register or renew an Ejari contract <https://dubailand.gov.ae/en/eservices/register-renew-ejari-contract/>
- [6] Dubai Land Department (DLD), Download the unified Ejari tenancy contract <https://dubailand.gov.ae/en/eservices/ejari-templates/download-unified-ejari-tenancy-contract>
- [7] TAMM (Abu Dhabi Government), Lease registration guidelines (Tawtheeq) <https://www.tamm.abudhabi/en/articles/lease-registration-guidelines>
- [8] Al Meezan (Qatar Legal Portal), Law No. 4 of 2008 on property leasing <https://www.almeezan.qa/LawArticles.aspx?LawArticleID=75041&language=ar&lawId=3982>
- [9] Bahrain eGovernment portal, Lease contract registration e-service https://services.bahrain.bh/wps/portal/LeaseContractReg_ar
- [10] Muscat Municipality, e-services portal <https://eservices.mm.gov.om/>
- [11] Ministry of Justice legal portal, Civil Transactions Law (Royal Decree No. M/191 of 29/11/1444H) <https://laws.moj.gov.sa/ar/legislation/PBbHmywh1XMp-Kyv3NtQLg>
- [12] Dubai Land Department (DLD), Unified Tenancy Contract (PDF, Arabic and English) https://dubailand.gov.ae/media/ivuhfjxa/ejari_unified_tenancy_contract.pdf
- [13] Dubai Land Department (DLD), Rental index <https://dubailand.gov.ae/en/eservices/rental-index/>

[14] Abu Dhabi Real Estate Centre (ADREC), Tenancy rules and regulations
https://adrec.gov.ae/en/rules_and_regulations/tenancy