

Security Deposit Transferred to  
OWNER's Account



## UAEFTS Advice Copy

-----IPI Message-----

**IPI Reference No:** IPI23121404LFRGP

**Date Time:** 14-DEC-2023 23:12:09

-----Message Data-----

**CBWSI:Beneficiary Institution**

ABU DHABI ISLAMIC BANK

**CBWSI:Currency Code**

AED

**CBWSI:Instructed Amount**

#7000#

**CBWSI:Ordering Customer Account**

AE490030013244226920001

**CBWSI:Ordering Customer Name**

CLAUDIO GONZAGA CIDADE

**CBWSI:Ordering Customer Address**

PO BOX 112778 IT DEPT ABU DHABI

**CBWSI:Beneficiary Account with Receiving Participant**

AE190500000000013085708

**CBWSI:Beneficiary Account Name**

ALANOUD ALI YOUSIF MATAR ALMALEKI

**CBWSI:Beneficiary AccountAddress**

Abu Dhabi/AE/Abu Dhabi

**CBWSI:Remittance Information**

Rent Payments

**CBWSI:Sending Institution Reference**

285879486

**CBWSI:Purpose of Payment**

RNT

-----End of Message-----

15<sup>th</sup> December, 2023

To: Claudio Gonzago Cidade  
Subject: Offer Letter for Rental

السيد  
الموضوع خطاب عرض للتأجير

وقبل التوقيع على العرض وافق المالك على الدفعة الثانية بعد شهرين

Before signature owner accepts two payments / 2 months

assist you with the following  
for the below property:

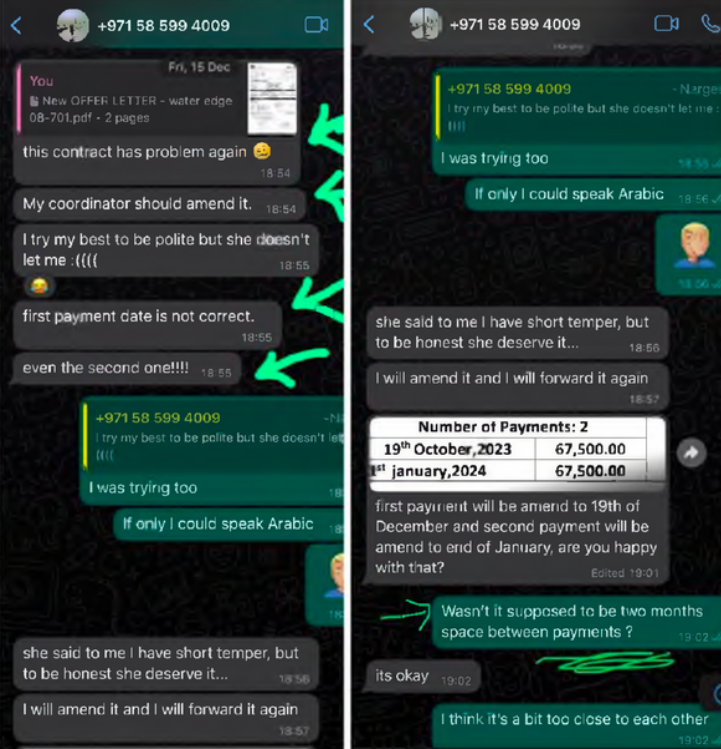
سعدنا تقديم عرض طلب عقد الإيجار التالي للعقار أدناه:

Waters Edge, Yas Island, Abudhabi  
Building No 08 Unit No 701  
3 Bedroom Apartment  
19<sup>th</sup> December, 2023 – 18<sup>th</sup> December, 2024  
Alanoud Ali Yousif Matar Almaleki

موقع العقار  
رقم الوحدة  
تفاصيل العقار  
مدة تاريخ الإيجار  
اسم المندوب

Payable to the Landlord		تدفع للمالك	
Rental Amount	Number of Payments: 2 19 <sup>th</sup> October, 2023 67,500.00 1 <sup>st</sup> January, 2024 67,500.00	135,000.00	مبلغ الإيجار
Security Deposit (Refundable)	7000.00 (Refundable)		مبلغ التأمين

**TWO MONTHS FROM FIRST TO SECOND PAYMENT (OWNER DID NOT ACCEPT AFTER I SIGN)**



رسوم الوكالة المستلمة عند التوقيع على هذا العرض (غير قابلة للاسترداد)  
يتم حجز الشقة فقط بعد استلام التأمين  
هذا العرض صالح لمدة 3 أيام عمل فقط

the following:  
copies.  
Phone.  
for further processing Tawtheeq.

تمت الموافقة على العرض أعلاه  
Accepted above offer

إمضاء المستأجر

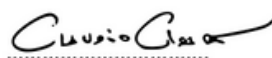
بعد التوقيع على العرض، يريد المالك تغيير الاتفاقية

After signature owner wants to change the agreement

Suite 1803, Tower D, Business Towers, Electra Street, Abu Dhabi

PARTIES MUTUALLY AGREE AS FOLLOWS:

1. THE TENANT AGREES TO PAY TO THE OWNER A SECURITY DEPOSIT OF **AED 7,000/- (REFUNDABLE).**
2. PRIOR TO THE END OF THE LEASE PERIOD THE TENANT HAS TO SUBMIT SIXTY (60) DAYS' WRITTEN NOTICE THAT HE IS WILLING TO EITHER VACATE THE PREMISES OR RENEW THE CONTRACT.
3. THE TENANT SHALL RETURN THE UNIT IN ITS ORIGINAL CONDITION UNLESS THE OWNER APPROVES OTHERWISE.
4. THE TENANT UNDERTAKES TO PAY ALL UTILITIES (WATER & ELECTRICITY), TELEPHONE, TELEX, AND ANY OTHER OUTGOING OF ANY KIND PAYABLE IN RESPECT OF THE PREMISES.
5. THE TENANT UNDERTAKES NOT TO CARRY ON OR ALLOW TO BE CARRIED ON ANY NOISY, OFFENSIVE, OR HAZARDOUS TRADE OR BUSINESS WHICH COULD CONSTITUTE A NUISANCE TO THE LANDLORD OR TO ANY OTHER OCCUPIERS (OF THE NEARBY UNITS). THE TENANT WILL ABIDE BY THE RULES AND REGULATIONS AS GIVEN BY ALDAR.
6. THE TENANT AGREES TO INDEMNIFY THE LANDLORD FROM AND AGAINST ALL AND ANY CLAIMS MADE AGAINST THE LANDLORD ARISING OUT OF OR IN CONNECTION WITH THE TENANT'S OCCUPATION OR USE OF THE PREMISES WHICH IS AGAINST THE TERMS AND CONDITIONS OF THE CONTRACT AND THE GOVERNING LAW.
7. INSURANCE OF THE CONTENTS IS THE RESPONSIBILITY OF THE TENANT. SHOULD THE TENANT WISH NOT TO ENSURE THE CONTENTS OF THE PROPERTY, THE LANDLORD WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGE ON ACCOUNT OF FIRE, THEFT, FLOOD, ACCIDENT, OR ANY SUCH EVENT DURING THE TENANCY PERIOD.
8. THE PREMISES SHALL BE USED FOR THE PURPOSES SPECIFIED IN THE CONTRACT AND NOT FOR ANY OTHER PURPOSES.
9. SHOULD THE TENANT WISH TO TERMINATE THE TENANCY, HE/ SHE SHALL GIVE SIXTY (60) DAYS' WRITTEN NOTICE TO THE LANDLORD.
10. THE OWNER SHALL BE RESPONSIBLE FOR PAYING THE RENT AND OTHER CHARGES IMMEDIATELY ON RECEIPT OF THE TENANT'S CHECK OR CASH.
11. ON VACATING THE UNIT, THE TENANT SHALL BE RESPONSIBLE FOR PAYING THE RENT AND OTHER CHARGES IMMEDIATELY ON RECEIPT OF THE TENANT'S CHECK OR CASH.
12. ON VACATING THE UNIT, THE TENANT SHALL BE RESPONSIBLE FOR PAYING THE RENT AND OTHER CHARGES IMMEDIATELY ON RECEIPT OF THE TENANT'S CHECK OR CASH.
13. LANDLORD'S RESPONSIBILITY: LANDLORD SHALL BE RESPONSIBLE FOR MAINTAINING THE UNIT IN A GOOD STATE OF REPAIR AND FOR PROVIDING THE TENANT WITH A COPY OF THE TENANCY CONTRACT AND A COPY OF THE TENANCY AGREEMENT.
14. IN CASE OF ANY DAMAGE TO THE UNIT, THE TENANT SHALL BE RESPONSIBLE FOR REPAIRING THE SAME AND FOR PAYING THE COST OF THE REPAIRS.
15. SHOULD THE TENANT BE CHARGED WITH ANY OFFENSE, THE TENANT SHALL BE RESPONSIBLE FOR PAYING THE COST OF THE DEFENSE AND FOR PAYING THE COST OF THE PROSECUTION.
16. ANY NOTICES SERVED ON THE TENANT SHALL BE DEEMED TO HAVE BEEN SERVED ON THE TENANT IF THE TENANT'S ADDRESS IS CORRECTLY STATED IN THE TENANCY CONTRACT.
17. THIS AGREEMENT SHALL BE VALID FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF SIGNATURE OF BOTH PARTIES.
18. IF THE TENANT WISHES TO RENEW THE TENANCY, HE/ SHE SHALL GIVE SIXTY (60) DAYS' WRITTEN NOTICE AND A PENALTY OF TWO MONTH'S RENT, WHILE THE BALANCE WILL BE RETURNED TO THE TENANT.
19. THE TENANT IS LEGALLY BOUND TO DO THE RENEWAL VIA REIGN REAL ESTATE SOLE PROPRIETORSHIP LLC ONLY AND AN AMOUNT OF AED 1050 WILL BE PAID BY THE TENANT TO REIGN REAL ESTATE SOLE PROPRIETORSHIP LLC UPON RENEWAL.



TENANT

.....

LANDLORD

رفض المالك التوقيع قبل دفع إيجار 6 أشهر

Owner refused to sign before paying 6 months of rent