



HOMES 2 RENT TENANCY AGREEMENT

Apartment Number: 27
Block: Golden Orex
Tenant: Thanzeer Ahamed
Contact Number: 55388489
E.Mail: ahamed.thanzeer@gmail.com
Lease Period: 1 Year
From 25/12/2016 To 24/12/2017
Rental Charge in QRs. 6,500 per month
Deposits paid QRs. 6,500
Short term fee QRs. n/a
Agent name: Vijay
Maximum Occupancy: 4 Persons

Documents To Be Attached To This Lease

For Company Leases

Copy of Company Registration.
Contact Details for Office and Accountants.

Received:
Received:

For Individual Leases

Copy of ID/Passport.
Contact Details of Tennant.
Letter of Employment from Company.
Copy of Company Registration.
Contact Details of Office.

Received:
Received:
Received:
Received:
Received:



Conditions of Tenancy

1. The landlord grants the Tenant exclusive use of the leased property for Residential purposes for the Tenants needs only.
2. This lease may not be re-assigned by the tenant nor may the premises be sublet without expressed approval in writing of Homes 2 Rent. The property can be utilized only by the tenant who shall not exceed the maximum occupancy stated. Maximum occupancy for all properties totals two persons per bedroom without exception.
3. For rental agreements entered into by individuals The Tenant shall not vacate the property before the end of the lease term. If the tenant vacates the property before this date he shall be liable for the rent for the remainder of the rental period. If proof of cancellation of residency and a written notice is delivered to the Homes 2 Rent office at least **1 month** prior to the date the tenant wishes to vacate then the tenant can vacate the property before the expiry date and will forfeit the security deposit only.
4. For rental agreements signed and entered into by companies, the terms of the lease period are fixed and company tenants will not be able to vacate the property during the rental period. If the tenant vacates the property before the end of the lease period, the said company shall remain liable for the rent for the remainder of the rental period.
5. Should the tenant wish to vacate the property at the end of the lease period, he shall give written notice and obtain confirmation that Homes 2 Rent has received such notice, no later then **1 month** before the end of the contract term.
6. If the tenant does not wish to vacate the property at the end of the lease period, a new agreement shall be signed no later than 2 weeks before the end of the current term. Homes 2 Rent will endeavor to inform the tenant of any amendments to future leases within a reasonable time period before the end of their existing contract term.
7. Tenants must be aware that all leases are considered completed at the end of the contracted term. Should the tenant have failed to either give notice of their intent to vacate the property or to sign a new agreement, as per clauses 5 & 6, the security deposit will be forfeited.



8. The landlord undertakes to hand over the rented property in good, clean and habitable conditions and to ensure that there is electricity and water supply on the date that the lease becomes effective. The tenant for his part accepts responsibility for decoration and upkeep of the property and except for fair wear and tear, agrees to vacate the property in good, clean and habitable condition similar to the state of the property at the commencement of the lease. Any damages or loses not covered by fair wear and tear will be deducted from the security deposit held with Homes 2 Rent. The property should also be left in a clean and tidy state once vacated. If not, a one off cleaning of the apartment will be implemented and a minimum fee of Q.R. 500 will be deducted from the deposit held with Homes 2 Rent.
9. The tenant may add any temporary fixture to the leased property. These accessories/fixtures to remain the property of the tenant and may be taken when he leaves, subject to him making good the original condition of the premises. Should the Landlord require he may ask the tenant to remove the accessories/fixtures at the end of the agreement and make good the original condition.
10. The tenant has no right to make any structural alteration, change or addition to the property nor may he remove any thing fixed in the premises such as electric wires, water pipes and similar services. Should the tenant wish to do any of these things it must first be discussed with Homes 2 Rent and permission obtained in writing. All such alterations and any required restoration to be entirely at the expense of the tenant.
11. The deposit stated is to be lodged with Homes 2 Rent against any damages to the property or its content, and is refundable upon the fulfillment of the tenancy agreement, inventory check and after confirmation that all rental amounts and fees have been paid and the conditions of clause 7 have been met. Deposits due to be returned can be paid out in cash or via bank transfer after a minimum of 2 working days. Appointments to check inventory must be made 24 hours in advance on 44134400. Times for inventory checks must be between 9:00am and 4:00pm. All keys to the property must be returned to Homes 2 Rent during the out inventory.
12. The landlord shall not be responsible for any injury or damage caused to the tenant or to his property kept on the premises or to any other person as a result of his entering or using the premises or as a result of acts of God, or negligence of any other person. The tenant undertakes to be responsible for any such injury or damage.
13. Included in the rental price are the following items.
 - a) Water and Electricity up to Qr.250 per month
 - b) Local Telephone Line
 - c) Satellite TV
 - d) Maintenance (Limited to General maintenance and does not include replacement of Light Bulbs)
 - e) Internet



The landlord for his part will be responsible for the first QR.250 per month of the water and electricity bill. The tenant is liable for the payment of any and all outstanding amounts over and above the initial QR.250 and these payments can be paid in cash monthly or be deducted from the deposit lodged with the landlord at the end of the contract term.

14. **Urgent** maintenance problems (floods, no power, broken keys, etc) should be made aware to Homes 2 Rent via phone immediately.
Major problems (AC problems, water leaks, white good etc.) that need quick addressing please call the maintenance numbers between the hours of 8:00 am and 2:00 pm.
Minor problems (paint, toilet seats, tiles) should be written and delivered to the Homes 2 Rent office and these will be dealt with promptly.

Tenants are advised that access to properties must be given for maintenance work to be completed. Homes 2 Rent will endeavor to arrange a mutually acceptable time and date for both the tenant and maintenance staff. Priority for maintenance work will be given to those tenants who are co-operative with the Homes 2 Rent staff.

15. Neither the Landlord, Homes 2 Rent nor its employees will be liable for lost, stolen or broken personal items whilst cleaners or maintenance people are in the property. It is the tenant's responsibility to supervise such occasions and ensure that such items are locked away when cleaners or maintenance employees are working in the property.
16. Unless otherwise stated, all cheques for the full rental period must be made payable to Homes 2 Rent and must be received before the tenant begins occupancy of the lease. Tenants are advised that a penalty of QR500 will be charged if rental cheques are returned from the Bank three times with the reason of Insufficient Funds.
17. All rental payments are to be made in advance and by no later than the monthly due payment date unless otherwise approved by Homes 2 Rent. If invoices are required to make this payment, the Tenant is responsible for ensuring requests for these documents are received by Homes 2 Rent in a timely manner. Should the tenant fail to pay their rent by the due date, a late payment fee equivalent to 10% of the monthly rental amount will be charged. Should tenants be unable to deliver their rent to the Homes 2 Rent Office, it can be collected for a fee of QR100.
18. In the event that the Tenant fails to pay rent within 10 days of the due date or Tenant vacates the property without prior notice, then Homes 2 Rent shall be entitled to terminate the contract and evacuate the leased premises without the need for a warrant or permission from the concerned Government authorities and the tenant shall have to pay the value of the rent for the remainder of the contract period. Should there be any expenses or rent due, the Landlord may



Homes 2 Rent

also sell any property belonging to the Tenant, left in the premises in order to settle his claim.

19. Any condition not appearing in this contract shall be governed by the Qatar Law No. 4 of February 2008 amendment concerning of premises and buildings.

Homes 2 Rent Contact Details:

Main Office	4413 4400
Payments and Accounts	4498 1117
Maintenance Office	4498 1119
Maintenance 24 Hour Emergency	5583 1911

Homes 2 Rent Office Hours:

Main Office	Saturday – Wednesday	8am – 5pm
	Thursday	8am – 4pm
Maintenance Office	Sunday – Wednesday	8am – 5pm
	Saturday & Thursday	8am – 4pm
Accounts	Saturday – Wednesday	8am – 5pm
	Thursday	8am – 4pm

Further Observations or Amendments

- If the tenant is unable to pay all post dated cheques in advance, the first month, and any subsequent months, can be paid in cash, at the rate of
- Q.R.8,000 per month until all cheques are received.
- Once all post dated cheques are received, the tenant shall be reimbursed the difference between the cash rate and the contract rate for any months where cash was received.

We hereby agree to act in accordance with the terms and conditions of this Tenancy Agreement

Tenants Signature

Landlord's Signature

No13 Azeziya Stars Trading Complex Al Azeziya Street ,P.O.Box24107,Doha Qatar
Tel:44134400, 44134817, 44134839, 44134837 (off) Fax 44134846
E-Mail: office@homes2rentdoha.com / Web- www.homes2rentdoha.com



Annexure to Tenancy Agreement regarding Finders Fees

1. The Tenant hereby agrees that a finders Fee is payable to Homes 2 Rent.
2. This finders Fee shall be deducted from the deposit when the deposit is due to be returned or payable in advance.
3. The finders Fee shall be payable at the end of the contract (or in advance) and shall be equivalent to half month rent based on a one year contract as detailed below.
4. For contracts of less than one year the finders Fee to be deducted from the deposit and shall be calculated on a pro-rata basis as detailed below.
5. The maximum finders fees payable will be a half month.
6. Agency fee payable based on contract duration QR.3,250
7. If the contract is extended the finders fee shall be increased prorata up to the Maximum of one year (as applicable)

The tenant hereby agrees that the above fees are to be deducted from the deposit when it is due to be returned.

Signed _____ by _____ Tenant:

Date:.....

...


No other Agency fee will be applicable to Homes 2 Rent or Homes 2 Rent Leasing Agents.



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7. If the contract is extended the finders fee shall be increased prorata up to the Maximum of one year (as applicable)

The tenant hereby agrees that the above fees are to be deducted from the deposit when it is due to be returned.

Signed  by Thanzeer ahamed Tenant:

Date: 13-12-2016

No other Agency fee will be applicable to Homes 2 Rent or Homes 2 Rent Leasing Agents.



Annexure

Rules and Guidelines

Tenants are advised of the following in relation to the rental agreement.

- No Pets.
- Common areas are to be kept clear of rubbish. It is the tenants responsibility to dispose of rubbish in the bins provided.
- No smoking is permitted in hallways and common areas.
- No storage of personal items outside of the apartment is allowed.
- Tenants are to park with due consideration to other tenants of the building and neighboring villas/apartments.
- Parking is on a first come basis and is not allocated.
- Please respect other tenants with regards to noise levels in the apartment and communal facility usage etc.
- Communal facilities (if any) are for tenants use only.

Violation of these rules will result in a written warnings being issued to the tenant. Repeated violations will result in the immediate termination of the contract and eviction of the tenant.