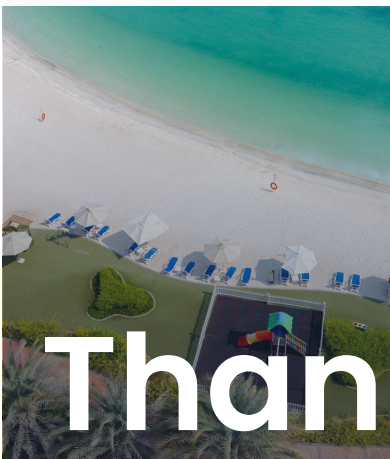




Thank you for your enquiry

Here's a quick guide to help you navigate the rental property market in Ras Al Khaimah to ensure your rental experience is a straightforward process.

Introduction

There are many things to consider when considering renting a new home. You might find the process a little overwhelming if you're planning to rent a property in a new city that you're not so familiar with. You need a place to start from, please read our step-by-step guide, and the process should then be easier to understand.

You first need to start by deciding what you're looking for. As simple as it seems, this step requires making some decisions that could seem obvious but call for awareness of some things.



Decide on a budget!

Setting a budget is important when you are renting. Your monthly rent payments need to be affordable, and they need to factor in monthly additional expenses such as water, electricity, internet, and service charges. You will also need to set aside funds to cover your moving costs, including the security deposit, upfront rent payment, utility connection costs, removals services and real estate agency commissions.



Who Can Rent a Property in Ras Al Khaimah?

Anybody of any country or origin can rent property however you must have a valid UAE residency visa and Emirates ID to process a long-term lease agreement.

Connect With a Real Estate Expert

Working with an experienced and licensed real estate broker should take a whole load of stress off your shoulders. A great agent will keep you updated on new listings that may meet your requirements and will act as an intermediary regarding lease negotiations between you as the tenant and the landlord.

The Process Involved in Renting a Property in Ras Al Khaimah

- You have found the ideal property – now you are ready to put forward an offer with the rental amount and terms of payment.
- The tenant and the landlord agree on the terms of the lease usually with a real estate agent involved.
- A 5 / 10% deposit is usually paid once the terms are agreed upon. The deposit is held by the agent to secure the property.
- The next step is to provide a scanned copy of your Emirates ID and residency visa, along with the rental cheques: one for the deposit, rental payments and one for the broker's commission. The deposit and rental cheques should be in the name of the landlord / Power of Attorney / Management Company and the broker's commission in the name of the broker's company as per the company Trade License.
- You must then register the lease with the Ras Al Khaimah municipality department. Once the contract is attested you can then apply for the utility connections.
- (FEWA) connection can only be done once you have an attested lease agreement. A refundable security deposit will be payable for utility connections and the process can vary from project to project.



What Documentation Do I Need to Rent a Property?

You need to provide some documents that you will find below. The nature of documents varies depending on whether you rent as an individual or a corporate entity. The list is subject to change and will also vary between companies.

Documents Required for an Individual Tenant:

- Tenant's passport and VISA
- Emirates ID
- Contact Details

Documents Required for Corporate Tenants:

- Original Certificate of Incorporation or Trade License
- Original Memorandum and Article of Association
- Copy of shareholders' passports

We hope you find the above information useful as a starting point and we look forward to helping you in the Hunt for your perfect home.

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