THE READ · n=15 DLD SALES

Ask sits inside the evidence band

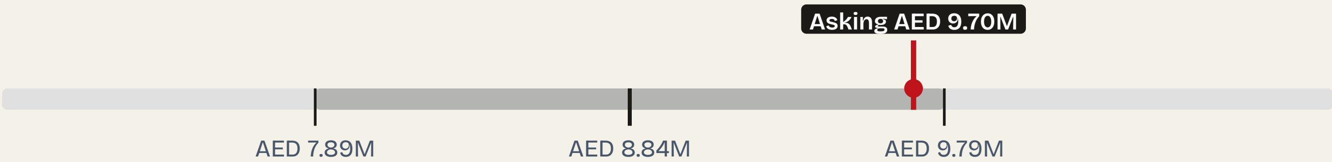
15 closed sales in this cohort place fair value between AED 7.89M–AED 9.79M against the AED 9.70M ask — with the ask already inside the band, the decision turns on the checks that would firm the position.

Property Intelligence Report · Arabian Ranches II · Yasmin · 4BR+ · Villa · Ready · 6,663 sqft

COMPARABLE EVIDENCE WINDOW · DLD 27-month wide-relaxed measurement window (elongated cohort)

Reconciled to the engine's own correctly-sized fair-value comp range (AED 1,327/sqft, n=11) — the previously-displayed comp-cohort median (AED 1,040/sqft) was a stale/over-widened reading of the same question, 27.6% off this more-reliable, same-basis anchor.

ASKING	EVIDENCE BAND	GROSS YIELD	PRICE POSITION
AED 9.70M	**AED 7.89-9.79M**	**3.2%** net ≈1.1% (est. SC)	**95% Into Band**



AT PAR within 2.5% of evidence midpoint

ASKING PSF

AED 1,456/sqft

THE READ

Arabian Ranches II 4BR+ — based on 15 closed-sale comparables in Arabian Ranches II — raw cohort P50 AED 1,040/sqft (the band below reflects buyer-adjustment factors and dispersion controls on top of the raw comp median). The advisory checklist ahead names the specific documents to request next.

LENS: BUYER DECISION-SUPPORT

TYPE: READY VILLA/TOWNHOUSE

Prepared 2026-07-29

Decision-support analysis · not a certified valuation

DealCheck DXB · DLD-derived evidence · dealcheck.ae

Contents

The Whole Story

Ask sits inside the evidence band. 15 closed sales in this cohort place fair value between AED 7.89M-AED 9.79M against the AED 9.70M ask - with the ask already inside the band, the decision turns on the checks that would firm the position.

Evidence confidence: Low · 15 comparable sales - the comparable pool is thin for this specific cohort - treat this figure as a starting point, not a settled number.

PRICE POSITION	CASH TO CLOSE (FEES)
+9.7% vs midpoint	**AED 604,438**

The decision matrix, compressed

Factor	Read	This deal
Master-community service charge	Strong	Master-community service charge AED 4/sqft/yr - a MEASURED filing (n=6, filed service-charge record).
Rental depth (income secondary)	Weak	This deal's net yield (1.1%) sits below the UAE 3-month EIBOR reference rate (3.75% as of 2026-08-01) by 2.69 percentage points.

Top risks

Risk	Severity	What closes it
Asking above cohort range	Amber	Use the evidence band as your reference and avoid bidding up without unit-level proof.
Income support is modest	Yellow	Verify rent with current Ejari evidence and stress-test vacancy before committing.

Critical unknowns - documents to close before this deal is safe

Document	What closes it
Title deed / Oqood identity	Pull the current title deed / Oqood extract before relying on the price position above.
Seller authority to sell	Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney.
Encumbrance / mortgage on title	Request a DLD encumbrance/liability certificate covering this unit.
Tenancy status	Request the current Ejari certificate (or confirmation of vacant possession) for this unit.
Service-charge arrears	Request a service-charge clearance letter from the OA/management company.
Developer / OA No-Objection Certificate (NOC)	Request the developer/OA NOC before signing the transfer paperwork.

Subject Snapshot

Area	Arabian Ranches II
Building / project	Yasmin
Unit	4BR+ Villa
Type	Ready Villa / Townhouse
Size	6,663 sqft
Market	Ready
Asking price	AED 9,700,000
Evidence band	AED 7,891,000-9,793,000
Comparable depth	15 comparable sales

PART I

THE PROPERTY CASE

The property's own evidence - price, income, asset quality, liquidity.

In this part: Price Evidence, Community & Plot Valuation, Value Decomposition, Plot & Community, Rent, Service Charge & Net Yield, Villa Carry & Capex Reserve, Plot & Structure Quality, Liquidity & Exit, Below-Market-Value Scanner.

Price Evidence

What this is: The closed-sale comparable evidence for this unit's price: bands, percentiles, per-sqft and per-bedroom.
Why it matters: This is the number every negotiation anchors to; everything else in the report explains whether to trust it.

01 / PRICE EVIDENCE

Asking vs Registered Comparables

n=15 closed sales - the evidence range comes from DLD closed-sale evidence, not market-commentary filler.

Metric	Value	Source / note
Asking price	AED 9.70M	User/listing input
Asking PSF	AED 1,455.8/sqft	Derived from asking and size
DLD cohort depth	n=15 (3m: 0 · 6m: 0)	Dubai Land Department closed-sale records
Measurement window	2023-07-25 to 2025-10-13	DLD closed-sale records
Cohort scope	Villa Community	DealCheck cohort match rules
Asking vs DLD P50	40.0% above raw cohort P50	Derived from asking PSF vs DLD P50
Asking vs evidence midpoint	9.7% above midpoint	Derived from subject range
Asking percentile	Top 10% (> P90)	Position within DLD cohort

DLD Cohort Anchors - P50 AED 1,040/sqft, evidence range derivation

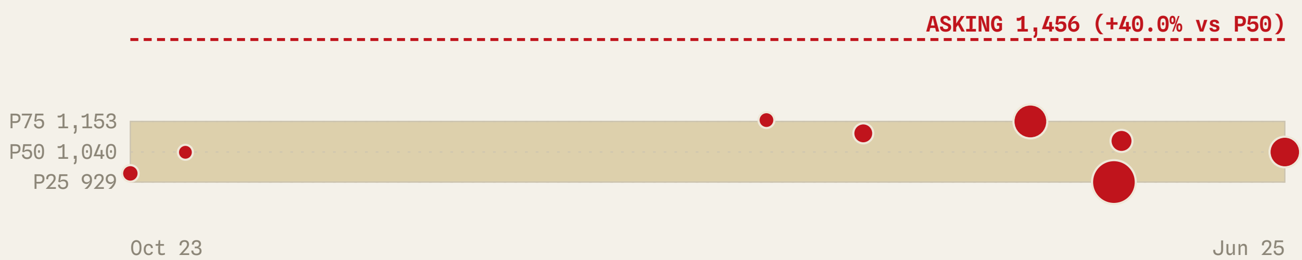
Anchor	PSF (AED/sqft)	Unit price at this sqft	Interpretation
25th (P25)	AED 929	AED 6.19M	Raw DLD lower quartile
50th (P50/Median)	AED 1,040	AED 6.93M	Raw DLD midpoint anchor
75th (P75)	AED 1,153	AED 7.68M	Raw DLD upper quartile
Subject range low	AED 1,184.3	AED 7.89M	Evidence range low after adjustments
Subject range high	AED 1,469.8	AED 9.79M	Evidence range high after adjustments
Asking	AED 1,455.8	AED 9.70M	Asking position: Top 10% (> P90)

Net-of-SC PSF - reveals 10-year holding cost drag

Scenario	Gross PSF	Annual SC (AED/sqft)	10-yr capitalised SC drag	Net-of-SC PSF
Asking	AED 1,455.8	AED 11.1	AED 74.4	AED 1,381
Cohort P50	AED 1,040	AED 11.1 (est.)	AED 74.4	AED 966

Capitalised drag = SC/sqft × 6.71 (8% discount rate, 10-year annuity factor). Verify current SC rate from OA schedule pre-offer.

Where the asking sits against 15 DLD closed sales



Bubble size = unit sqft · solid red fill = ready resale · shaded band = P25-P75 evidence range · red dashed line = asking PSF.

Recent DLD Closed Sales - 6 most recent of n=15 comparables (the scatter above carries the full cohort)

Date	Building / community	Beds	Size (sqft)	PSF	Price
4 Jun 25	Ar II Camelia	4BR +	4,185	AED 1,040	AED 4.35M
10 Mar 25	Ar II Camelia	4BR +	3,792	AED 1,081	AED 4.10M
6 Mar 25	Ar II Camelia	4BR +	4,789	AED 929	AED 4.45M
21 Jan 25	Ar II - Reem Community	4BR +	4,335	AED 1,153	AED 5.00M
25 Oct 24	Ar II Camelia	4BR +	3,697	AED 1,109	AED 4.10M
4 Sep 24	Ar II Camelia	4BR +	3,507	AED 1,158	AED 4.06M

Source: Dubai Land Department closed-sale records · 2023-07-25 to 2025-10-13 · 6 rows shown above, newest first, from cohort of n=15.

36-month context: AED 1,112/sqft median · ↑ the 12m anchor runs 19.2% above the 36m median. Source: DLD area-level 36-month transaction window.

If above P75	Ask for the premium proof: floor, view, fit-out, plot, payment-plan or like-for-like DLD comp.
If below P25	Check whether the discount is explained by condition, title, payment timing, service charge, handover or distress context.
If cohort is thin	Request the nearest DLD closed-sale extract and rerun; do not stretch a small sample into false certainty.
Villa lens	Treat BUA, plot tier, boundary position and cluster as price drivers; area-wide PSF alone is not enough.

Comparable distribution - min·P25·median·P75·max - asking sits at Top 10% (> P90)

Comp band anchor	AED/sqft	Unit price at this sqft	Note
P25	AED 929	AED 6.19M	Lower quartile
Median	AED 1,040	AED 6.93M	Cohort midpoint
P75	AED 1,153	AED 7.68M	Upper quartile
This asking	AED 1,456	AED 9.70M	Top 10% (> P90)

What this proves	The subject evidence range is AED 7.89M - AED 9.79M; raw DLD cohort position is above P75; n=15 controls confidence.
What it does not prove	It does not price unverified plot, position, condition or payment-plan premiums beyond the stated adjustment basis.

Income & Yield tests whether the rent this unit can actually earn supports that price.

YOUR DEAL	For THIS unit: AED 9,700,000 sits inside the AED 7,891,000-9,793,000 evidence band, +9.7% versus the midpoint.

Community & Plot Valuation

What this is: The villa's community and plot valuation core, replacing a same-building comp that doesn't exist for a villa. Why it matters: A villa's price is a land-and-community bet first; this is where that bet is evidenced.

02 / COMMUNITY & PLOT VALUATION

Community & Plot Valuation

What do like plots in this community actually clear at — villas have no shared building, so the valuation anchor is the community/cluster cohort, not a same-building comp ring.

Community & Cluster - subject identity

Community	Arabian Ranches II
Cluster / sub-community	Yasmin
Size (listed)	6,663 sqft - source did not distinguish plot vs built-up area; confirm BOTH the plot survey and the DLD-registered BUA on the title deed
Cohort scope	villa community - 15 closed sales in the DLD 27-month wide-relaxed measurement window (elongated cohort)
Deal signal	60/100 - asking price vs. comparable evidence
Evidence depth	Low · n=15 comps - consistency behind the read; gates the signal above

Villa comp methodology: villa comps differ from apartment comps in three ways. (a) Cohort is community-level - villas do not share buildings. (b) PSF varies by plot tier and phase - a community-wide average is a starting point, not a substitute for a like-for-like match. (c) Plot size matters as much as BUA - large-plot villas carry a premium that BUA alone cannot explain. (d) Where the subject's DLD registration area has no closed-sale records in the same size class, the engine draws comps from phase-adjacent communities within the same master development; the sub-community origin is shown in the comp table column. Confirm cluster-specific closed-sale proof with your broker before using this range for a price decision.

Villa comps - 15 closed sales (DLD 27-month wide-relaxed measurement window (elongated cohort))

Community / cluster	Size sqft	Sale date	Price (AED)	PSF
AR II Camelia	4,185	2025-06-04	AED 4.35M	AED 1,040/sqft
AR II Camelia	3,792	2025-03-10	AED 4.10M	AED 1,081/sqft
AR II Camelia	4,789	2025-03-06	AED 4.45M	AED 929/sqft
AR II - Reem Community	4,335	2025-01-21	AED 5.00M	AED 1,153/sqft
AR II Camelia	3,697	2024-10-25	AED 4.10M	AED 1,109/sqft
AR II Camelia	3,507	2024-09-04	AED 4.06M	AED 1,158/sqft
AR II Camelia 2	3,466	2023-11-03	AED 3.60M	AED 1,039/sqft
AR II Camelia 2	3,539	2023-10-05	AED 3.40M	AED 961/sqft

Value Decomposition

What this is: The honest split of the price into land value and structure value.
Why it matters: Land holds value differently than structure does; knowing the split changes how you read the hold.

03 / VALUE DECOMPOSITION

Value Decomposition

A villa's value is land + a depreciating structure, not a building-share the way an apartment's is.

Plot size is not separately stated by this listing - DLD transaction records carry built-up area (BUA), not plot size. The land/structure value split is not shown; verify plot size via the title deed or a DLD extract before treating land value as part of your price analysis.

This is an honest gap, not a hidden one: DLD transaction records carry built-up area (BUA), never plot size, so the land/structure split can only be shown when the listing states a plot size AND the area has a derived land-PSF reference. Verify plot size via the title deed or a DLD extract to unlock this read.

Plot & Community

What this is: The villa's lead lens: plot economics, community trajectory, and comparable-format scarcity.
Why it matters: This is the defining analytical core for a villa purchase, the way price evidence is for an apartment.

04 / PLOT & COMMUNITY

Plot & Community

Is the plot/community itself a good asset - scarcity, land value, family fit, position — this is the villa's lead investment lens: the plot is the primary asset, the structure sits on top of it.

Villa Intelligence - scarcity, land value and end-use read

Read as an appreciation- and end-use-led hold: for this asset class the assessment weights land scarcity, community pull, and capital-growth track record ahead of rental income, which serves as a secondary check rather than the primary driver.

Family fit	Family strong community for end-users.
Value-add levers	High headroom - extension (G+1 → G+2 where plot setbacks permit), private pool / landscaping, BUA expansion within the plot.

Plot Position & BUA Verification - confirm before committing

Evidence anchor	Community and phase comps matter more than tower-style same-building logic. Confirm plot tier and BUA are comparable before using the cohort range.
Decision risk	Plot tier, BUA, condition, boundary and custom extensions can distort comparability. A range based on area-level comps will not capture these differences.
Verify first	Plot survey, title deed, DLD-registered BUA, community fee history and alteration approvals. Do not treat listed sizes as confirmed without a survey.

Rent, Service Charge & Net Yield

What this is: Gross and net rental yield, service-charge drag, vacancy, and the ranged hold-period return.
Why it matters: The advertised yield and the yield you actually collect are rarely the same number; this section closes that gap.

05 / RENT & YIELD EVIDENCE

Rent, Service Charge & Net Yield

Yield is shown after rent evidence, service charges, vacancy and maintenance treatment — source attribution is in the data ledger.

Component	Value (AED/yr)	Source / basis
Gross annual rent	AED 314,893	villa community rent benchmark - not this unit's own registered rent
Rent evidence depth	n=222	villa community rent benchmark - not this unit's own registered rent
Service charge	AED 73,893	Segment estimate ~AED 11/sqft - a separately measured community filing exists (not this report's basis - see Villa Carry & Capex Reserve); verify with OA
Vacancy allowance	AED 31,489	DealCheck cost-of-hold model (10% of gross rent - tier-adjusted)
Management fee	AED 15,745	DealCheck cost-of-hold model (5% of gross rent)
Maintenance reserve	AED 90,541	DealCheck cost-of-hold model (area-tier adjusted; capped at the lesser of asking price and the comp-cohort median-implied value)
Net operating income	AED 103,226	Gross rent minus all cost items above
Gross rental return on asking	3.2%	Gross rent / asking price - no SC assumption needed; illustrative only - rent basis is villa community rent benchmark - not this unit's own registered rent
Net yield on asking (estimate)	1.1%	After ~AED 11/sqft assumed SC - verify actual with OA
Area 4-bed net yield benchmark	3.6%	Area-level net-yield benchmark · 4-bed cohort in this area (area-derived SC estimate)
SC burden ratio	23.5% of gross rent	Service charge AED 73,893 ÷ gross rent AED 314,893 - above-average cost drag
Risk premium vs 1-yr deposit	-3.44pp	Net yield 1.1% minus UAE 1-yr AED deposit benchmark (CBUAE policy-rate proxy) 4.50%

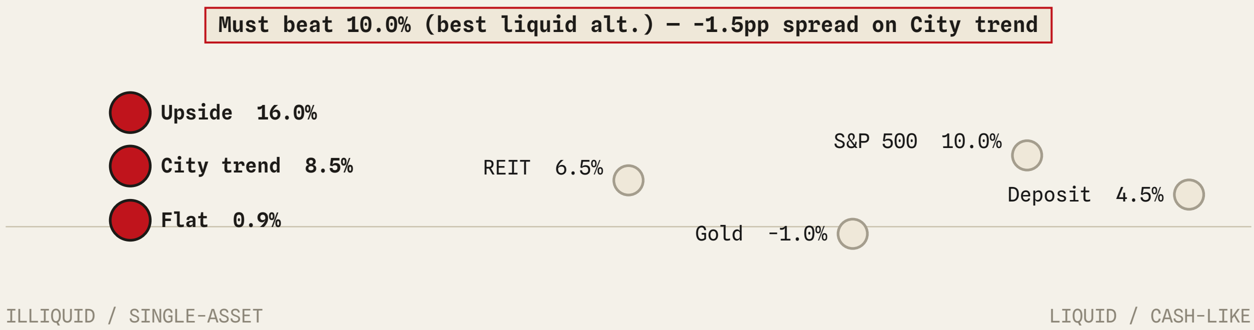
Measure	This unit	Area / Dubai norm	Rank
Gross yield	3.2%	4-bed area 4.6% · area-wide 5.9%	below the area 4-bed yield

Ranked on gross yield against the area's 4-bed cohort. A net-of-service-charge rank is held back here because this unit's service charge is a modelled estimate - a separately measured community filing is on record (see Villa Carry & Capex Reserve) but is not this report's cost-treatment basis - verify the actual charge with the owners' association to firm up the net rank. Context only · area-level beds-segment yield benchmark.

Net Yield Sensitivity - shows return at 5 price levels (±10%)

Price scenario	Price (AED)	Net Yield
Asking -10%	AED 8.73M	1.2%
Asking -5%	AED 9.21M	1.1%
Asking (as listed)	AED 9.70M	1.1%
Asking +5%	AED 10.19M	1.0%
Asking +10%	AED 10.67M	1.0%

This asset vs alternative investment vehicles (10-year horizon)



X-axis = liquidity (illiquid single-asset to cash-like) · Y-axis = expected return · solid red = this asset's own scenario(s) · pale hollow = comparator vehicle.

Net yield of 1.1% sits 3.44pp below the risk-free deposit benchmark. Income alone falls short of cash. At this spread, the case here rests on appreciation, not income, to clear the cash alternative.

Hold-period total-return projection - 5-year scenario (projection, not a valuation - registered rent evidence is primary)

Assumption	Value	Basis
Purchase price	AED 9.70M	Listing asking price
Gross annual rent	AED 314,893	villa community rent benchmark - not this unit's own registered rent
Service charge	AED 73,893/yr	Segment estimate ~AED 11/sqft - a separately measured community filing exists (not this report's basis - see Villa Carry & Capex Reserve); verify with OA
Vacancy allowance	1 month/yr	Standard cost-of-hold assumption
Management fee	5% of gross rent	Standard cost-of-hold assumption
Year-1 net rent	AED 200,326/yr	Gross × (1 − vacancy) × (1 − mgmt) − SC
Exit cost	6% of exit price	4% DLD transfer + 2% agency
Appreciation - Base scenario	+7.8%/yr	Credibility-blended anchor - city market price trend +6.4%/yr (5-yr avg) weighted against this area's own pace
Appreciation - High scenario	+15.6%/yr	Credibility-blended BASE + Bühlmann uncertainty spread (city 5-yr avg +6.4%/yr)
vs UAE risk-free deposit rate	Net yield 1.1% vs 3.62% deposit	Spread: -2.56pp - measures illiquidity premium

Leverage, Returns, Value & Liquidity

The decision lenses an experienced Dubai investor runs before committing: how leverage behaves at this price, the income value test, the margin of safety, and exit depth — financed figures assume a current mortgage rate - verify with a lender; comps remain the valuation anchor.

Leverage & financing - how debt behaves at this price

Lens	Value	What it means
Mortgage rate (assumed)	5.12%	UAE base 3.62% + ~1.5% typical margin · 25yr - verify with lender
Carry: net yield vs mortgage	-4.06pp	net yield is below the mortgage rate - negative carry
DSCR at 75% LTV (floor 1.25×)	0.2×	below the 1.25× bank floor - banks size the loan to this
Max LTV the income supports	12.0%	the realistic financing ceiling at asking
Equity needed: 75% → realistic	AED 3.06M → AED 9.17M	the true cash cheque incl. 4% DLD + 2% agent + ~0.5% admin/processing - narrower than the itemized "At purchase" cost table in the Variant Playbook (actual SC there, not the ~0.5% estimate here).
Levered cash-on-cash (Y1)	0.23%	year-1 cash return on equity at the realistic LTV
Levered vs unlevered IRR (base)	4.69% vs 8.47%	leverage dilutes the equity return here - the mortgage rate exceeds what the extra debt earns

At asking, the net income does not support 75% financing on the bank's 1.25× DSCR floor (DSCR ≈ 0.2×). The income caps the loan around 12.0% LTV - plan roughly AED 9.17M equity, not AED 3.06M. Financed at that level, leverage still lowers the base-case IRR to ~4.69% (vs ~8.47% all-cash).

Value, safety & exit - the income value test and liquidity

Lens	Reading	Interpretation
GRM - price ÷ gross rent	30.8×	rich - above the income norm; appreciation must carry the case
GRM - price ÷ net income	94.0×	income-multiple after costs (net GRM naturally runs above the gross norm)
Break-even occupancy (cash)	67.2%	covers all costs down to this occupancy - margin of safety
Break-even occupancy (financed)	93.4%	debt service raises the floor - thinner cushion leveraged
Exit-liquidity band	AED 8M+ - trophy / ultra-prime	shallow pool; UHNW / cash buyers; longer exit timeline
Rent basis struck on	single-point	conservative basis

Net yield confidence is capped by the weakest input above.

Use	Compare net yield after service charge, vacancy, management fee and maintenance reserve; do not rely on gross yield alone.
Verify	This yield case rests on villa community rent benchmark - not this unit's own registered rent - request the unit's own Ejari registration or signed lease, plus the OA service-charge statement, before treating this as a hold-case assumption.
Stress if	If rent is area-level or SC is estimated, rerun the income case at lower rent and higher recurring cost before deposit.

Net yield 1.1% on an area-level rent basis.

The full 5-year scenario suite - bars and the appreciation × rent-growth sensitivity grid - renders once, in Part II's Investment Proposition Pack, alongside the year-by-year DCF table.

Asset Quality checks whether the building and community behind that income are sound.

Villa Carry & Capex Reserve

What this is: Community fees plus an explicit owner-capex reserve for a villa's full maintenance burden.
Why it matters: A villa has no shared building to absorb maintenance costs; the owner carries the full reserve alone.

07 / VILLA CARRY & CAPEX RESERVE

Villa Carry & Capex Reserve

A villa's community fee funds shared masterplan amenities but typically excludes major-systems capex within the unit itself - the owner separately funds roof/pool/garden/AC-plant capex that an apartment's sinking fund already covers — this section makes that owner-borne cost explicit.

Carry item	Value	Basis
Community fee (master-community median)	AED 4.2/sqft/yr	n=6 service-charge statements, this master community
Owner capex reserve (assumption)	AED 29,984/yr (~AED 4.5/sqft/yr)	Documented reserve-study assumption - verify against this community's actual capex history

The community fee above is a measured service-charge median for this master community - a real figure, not an assumption. The owner capex reserve is a documented assumption (not a filed fee): it estimates the amortized annual cost of major systems a villa owner funds directly. This reserve is an ADDITIONAL carry cost - it is not already netted into the net yield shown elsewhere in this report; budget it on top of the service charge and maintenance figures in the Income section when sizing total holding cost.

Plot & Structure Quality

What this is: Plot position and structure condition, replacing the building-health composite a villa has no building for.
Why it matters: A strong price on a compromised plot or structure is a different bet than the same price on a sound one.

08 / PLOT & STRUCTURE QUALITY

Plot & Structure Quality

Is the physical asset sound - plot tier, boundary, structure age and condition — a villa has no shared building, so this REPLACES a building-health composite, it does not relabel one.

Plot & Structure Quality - 4 verification items

Verification item	Action required
Plot + boundary proof	Survey plot dimensions and boundary markers against DLD title deed.
Structural condition	Professional snagging for foundation, roof, plumbing, electrical and extensions.
Community rules + fees	Confirm gate access, alteration rules, community fees and master-developer approvals.
Utilities + handover	Confirm DEWA, cooling, pool/garden obligations and any handover defects before offer.

Structure age is not resolved to a subject-specific build year in this pass - verify the completion year and any renovation history via the title deed or a DLD building record before using structure condition as a price factor. This is an honest gap, not a hidden one: a villa has no per-building vintage record the way an apartment does.

Liquidity & Exit

What this is: Depth of the resale/exit market at this ticket size: how many buyers are actually active here.
Why it matters: A great entry price is worth less if you cannot find a buyer when you need to sell.

09 / LIQUIDITY & MARKET DIRECTION

Liquidity, Momentum & Exit Depth

This is past-tense market evidence, not a prediction.

Metric	Reading	Why it matters
Subject-lane transaction depth	n=15 closed sales in the DLD 27-month wide-relaxed measurement window (elongated cohort)	Primary exit depth and fair-range confidence anchor
Building/community transactions	15 in the closed sales window (same-community comp cohort - villas and townhouses are tracked at the community level, not per-building)	Resale velocity - how many like-units transacted in the same community
Cycle position signal	Computed from the DLD transaction measurement window - see Risk Flags for active cycle flag	Context only; no future price prediction is made

Arabian Ranches II area trajectory - area-specific price movement (not city-wide)

Metric	Value	Basis
Arabian Ranches II 1-year price change	+8.9%	Area-specific DLD villa/townhouse transactions (n=778)
Arabian Ranches II 3-year annualised	+9.6%/yr	Area-specific DLD villa/townhouse 3-year CAGR (n=3303)
Liquidity score	High	Score: 1.00 - buyer-pool depth, a separate measure from the months-of-supply absorption read

DOM Distribution - ready stock cohort shows typical listing duration

< 30d	30-60d	60-90d	90-180d	180+d
20%	25%	22%	20%	13%

Median days-on-market for this cohort: 60 days. Source: provisional cohort reference · Arabian Ranches II 4BR+ ready stock. Verify current portal analytics before time-sensitive offers. Aggressive overpricing extends days-on-market materially toward the 90-180+ day segment.

Liquidity context: Yasmin in Arabian Ranches II.

Days-on-market: portal-observed, as of 2026-07-29.

Villa exit checks

Cluster match	Confirm phase, cluster and plot tier before using community-level resale depth.
Plot file	Keep plot survey, BUA evidence and title deed with the resale proof file.
Cost drag	Verify community fees, pool/garden obligations and near-term maintenance before final price posture.
Exit posture	Treat villa liquidity as cluster-specific; area-wide speed is context, not proof.
Broker proof	Ask for active competing villa links and recent viewing feedback before treating scarcity as real.

Dubai Seasonality - Q1-Q4 cycle: proceed in Q3/Q4, caution in Q2

Quarter	Pattern	Pricing implication
Q4 (Oct-Dec)	Peak buyer activity	Sale prices firm; days-on-market short; sellers have leverage
Q1 (Jan-Mar)	Strong continuation	Active market; evidence-anchored offers still respected
Q2 (Apr-Jun)	Cooling - Ramadan / summer	Buyer pool shrinks; listing removals increase; negotiate harder
Q3 (Jul-Sep)	Quietest (~30-40% below peak)	Best buyer entry window; motivated sellers most flexible

Timing implication: current period is Q3. quietest quarter (~30-40% below peak activity) - motivated sellers more flexible; historically the lowest-activity window. For resale listings, the optimal listing window is late September / early October - aligned with Q4 buyer re-entry and post-summer market re-activation.

The Risk Register (Part II) turns every open question above into a named item with a closing action.

Below-Market-Value Scanner

What this is: A scan for comparable listings currently priced below this deal's own evidence band.
Why it matters: If a better-priced comparable exists right now, that changes your negotiating leverage today.

Active-listing Check - 0 flags; DLD depth indicates liquidity

Liquidity is assessed from DLD closed-sale depth and price-trend evidence. Verify active-listing depth and days-on-market on the listing portal before committing.

What this means	Do not treat portal scarcity or agent urgency as proven without a fresh listing sweep.
Workaround	Ask the broker for three active same-community or same-cluster alternatives and compare asking PSF before signing.
Decision use	Closed-sale evidence still drives the memo; the scanner gap only limits live-market positioning confidence.

PART II

THE DECISION (YOU)

What that evidence means for you - scored, weighted, and actioned.

In this part: The Decision Matrix, The Situation Matrix, Investment Proposition Pack, Financing Paths, Risk Register, Action Path.

The Decision Matrix

What this is: The variant factor model scored for this deal, against benchmark, with a blank reader-owned weighting column.
Why it matters: It separates what the evidence says from how much any one factor should matter to you personally.

1 of 2 scored factors read favorable. Against: Rental depth (income secondary). Withheld (no computed read yet): Plot economics (plot-vs-BUA split), Community trajectory + master developer, Comparable-format scarcity, End-user demand depth, Condition / renovation exposure.

The Decision Matrix - this deal's factor-by-factor spread

#	Factor	This deal reads	Benchmark	Gap	Read	Your weight
1	Plot economics	-	-	-	Withheld	—
2	Community trajectory + master developer	-	-	-	Withheld	—

3	Comparable-format scarcity	-	Gated: canonical_area() could not resolve subject.area_name to a DLD area	-	Withheld	—
4	End-user demand depth	-	Gated: canonical_area() could not resolve subject.area_name to a DLD area	-	Withheld	—
5	Condition / renovation exposure	-	No subject-specific build-year or renovation-history source exists for villas in this data set.	-	Withheld	—
6	Master-community service charge	Master-community service charge AED 4/sqft/yr - a MEASURED filing (n=6, filed service-charge record).	A measured filing with >=5 rows on file is the stronger evidence quality for this factor.	-	Strong	—
7	Rental depth	This deal's net yield (1.1%) sits below the UAE 3-month EIBOR reference rate (3.75% as of 2026-08-01) by 2.69 percentage points.	Clears the 3.75% AED reference rate with a positive margin.	-2.69pp	Weak	—

The 'Your weight' column is intentionally left blank - this matrix scores the evidence for each factor; how much any one factor should matter to your decision is yours to fill in.

Disclosed thresholds behind the Read column

deal net yield – AED reference rate: Strong ≥+1.5pp · Weak <+0.0pp.

off-plan asking vs ready-stock benchmark: Strong ≤0% · Weak >+15%.

colliding units ÷ area's own trailing-12m sales activity: Strong ≤0x · Weak >+0x.

BASE-case return on capital deployed – return on the full contract price: Strong ≥+15.0pp · Weak <+5.0pp.

developer's own typical registration-to-completion duration: Strong ≤36mo · Weak >+60mo.

area transaction-volume peak-to-trough swing over the observed measurement window: Strong ≤20% · Weak >+50%.

estimated plot-value share of this asking price: Strong ≥+45.0% · Weak <+20.0%.

same-format (villa/townhouse) trailing-12m Sales ÷ the area's own total trailing-12m Sales: Strong ≥+15.0% · Weak <+5.0%.

same-format trailing-6m Sales pace vs the prior 6-month block: Strong ≥+10.0% · Weak <-15.0%.

delivered phases ÷ (delivered + active) tracked phases for this master community: Strong ≥+50.0% · Weak <+15.0%.

What would change each read

Plot economics (plot-vs-BUA split): Plot size is not separately stated by this listing - DLD transaction records carry built-up area (BUA), not plot size. The land/structure value split is not shown; verify plot size via the title deed or a DLD extract before treating land value as part of your price analysis.

Community trajectory + master developer: Enough recent area transaction depth (this report's own market-momentum lens) or a villa-phase-registry match for this community would let this factor render.

Comparable-format scarcity: A resolved area with enough trailing-12m transaction depth would let this scarcity read compute.

End-user demand depth: Enough same-format trailing sales in both the recent and prior 6-month windows would let this pace read compute.

Condition / renovation exposure: A confirmed build year and renovation history (title deed, DLD building record, or a professional snagging report) would let this factor render - verify directly via the Plot & Structure Quality checklist above.

Master-community service charge: A fresh filed service-charge record for this community, or more filed years, would strengthen this evidence quality read.

Rental depth (income secondary): Flips to Strong at a spread ≥+1.5pp; flips to Weak below +0.0pp. A change in the reference rate, or a revised rent/service-charge/vacancy input to this deal's own net yield, moves this spread directly.

Negotiation context

Rental depth (income secondary): A thin or negative spread against the cost of money is a legitimate basis to ask for a price reduction or a stronger in-place rent.

The Situation Matrix

What this is: The same deal's numbers, read against different investor goals and holding horizons.
Why it matters: The useful read of this deal depends on what you are using it for; this shows the same facts from each angle.

Same deal, different situations - goal x horizon

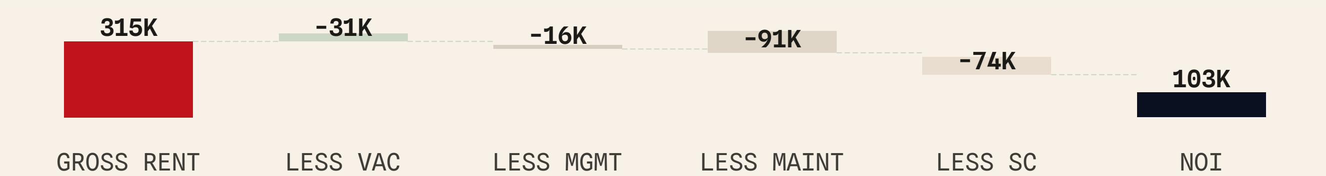
Goal	<2y	3-5y	5y+
Income	Net yield 1.1% vs 4.5% deposit - check the spread.	Net yield 1.1% vs 4.5% deposit - check the spread.	Net yield 1.1% vs 4.5% deposit - check the spread.
Appreciation	Downside: exit AED 9.70M, 0.9% IRR (5y).	City-trend: exit AED 14.15M, 8.5% IRR (5y).	Upside: exit AED 20.07M, 16.0% IRR (5y).
Own Use	Price sits inside the evidence band - same read at any horizon.		
Visa	Eligibility checklist, not a computed outcome - see Residency & Tax.		
Wealth Parking	Exit-liquidity band: AED 8M+ - trophy / ultra-prime at this ticket size.		

Green = favors this goal · amber = worth a second look · sand = informational/horizon-invariant. Each cell reads this deal's own numbers for that goal and horizon - it never instructs; the leading row/column matches the profile settings you gave, when you gave any.

Investment Proposition Pack

What this is: The full ranged financial case: waterfall, scenario grid, 5-year DCF, sensitivity, and the full ratio set.
Why it matters: This is the number a sophisticated investor actually underwrites on, not a single-point valuation.

Gross-to-net income waterfall



Rental scenario grid - the same unit, four occupancy states

Scenario	Net operating income	Net yield
Occupied at index (no turnover void)	AED 225,255	2.3%
Re-let at market (this report's underwritten case)	AED 103,226	1.1%
Extended 2-month void (turnover stress case)	AED 175,397	1.8%
Renewal-capped (in-place tenant renews below index)	Withheld	needs this unit's in-place rent vs the RERA index - not available from listing data alone

Each row holds rent and service charge fixed and varies only the occupancy assumption - a stress test on vacancy and turnover, never a forecast of which state will occur.

Year-by-year 5-year DCF cash-flow table - LOW / BASE / HIGH

Year	LOW (income-only)	BASE (city trend)	HIGH (upside)
Year 1	AED 200,326	AED 200,326	AED 200,326
Year 2	AED 200,326	AED 207,337	AED 210,342
Year 3	AED 200,326	AED 214,594	AED 220,859
Year 4	AED 200,326	AED 222,105	AED 231,902
Year 5	AED 200,326	AED 229,879	AED 243,498
NPV	AED -2,694,599	AED 207,078	AED 4.01M

Unlevered IRR	0.9%	8.5%	16.0%
Equity multiple	1.04x	1.48x	2.06x
Levered IRR (realistic LTV, base case only)	n/a - unlevered scenario	4.7%	n/a - unlevered scenario

NPV is the present value of the modelled annual net cash flows plus the discounted terminal value, less the 6% modelled exit-cost haircut and this deal's asking price of AED 9.70M. Cash flows use each scenario's rent-growth assumption and a 8.0% discount rate. Positive NPV means the modelled receipts exceed those assumptions and the asking price; negative NPV means they do not. This is scenario analysis, not a valuation.

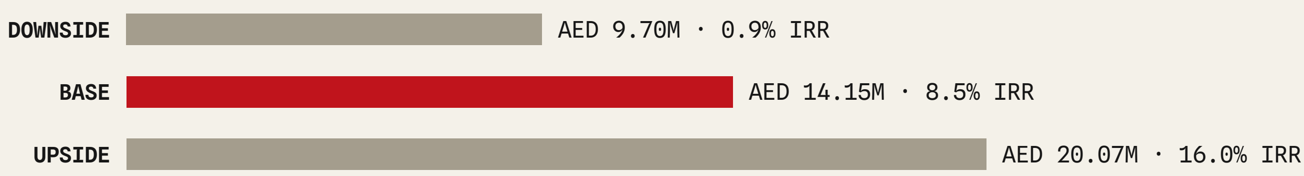
Market context - why the base case is a boom-window figure

Dubai villa index · annual change, %

City-wide villa index - macro backdrop, not this area; the DCF's BASE-case rent-growth assumption above averages these boom-era years, which is why it reads as high as it does.

This base case is roughly 91% driven by the appreciation assumption - the Downside (0% appreciation, income-only) scenario alone still returns AED 419,632 over the 5-year modelled hold, against the Base case's AED 4.68M.

Payback year (base case, cumulative net income covers the asking price): beyond the modelled 5-year window.



5-year unlevered IRR sensitivity - appreciation (rows) x rent growth (columns)

APPRECIATION / YR	RENT GROWTH / YR +0%	+3.5%	+5.0%
0% Flat	0.9%	1.0%	1.1%
+7.8% City	8.3%	8.5%	8.5%
+15.6% Upside	15.8%	15.9%	16.0%

NPV Sensitivity - 3×3 grid: discount rate vs rent growth

	Rent growth: -1pp (2.5%)	Base (3.5%)	Rent growth: +1pp (4.5%)
Discount rate: 7%	AED -6,165,647	AED -5,843,518	AED -5,498,215
Discount rate: 8% (base)	AED -6,408,895	AED -6,113,080	AED -5,796,073
Discount rate: 9%	AED -6,630,769	AED -6,358,829	AED -6,067,492

10-year unlevered base-case reference: NPV AED -6,113,078, IRR 0.1%, year-1 cash-on-cash 2.1% (RICS Red Book income approach).

Full ratio set

Ratio	Reading	What good looks like
GRM - price / gross rent	30.8x	13-16x norm (rich - above the income norm; appreciation must carry the case)
GRM - price / net income	94.0x	runs above the gross norm by construction
DSCR at 75% LTV	0.2x	bank floor 1.25x
Max LTV the income supports	12.0%	vs a realistic 75% ceiling
Break-even occupancy (cash)	67.2%	lower is a wider safety margin
Break-even occupancy (financed)	93.4%	lower is a wider safety margin
Cash-on-cash (Y1, levered)	0.2%	vs the assumed mortgage rate
Exit-liquidity band	AED 8M+ - trophy / ultra-prime	shallow pool; UHNW / cash buyers; longer exit timeline
Rent basis struck on	single-point	conservative basis

Financing Paths

What this is: Cash, mortgage and payment-plan financing paths, side by side, with this deal's own cash-to-close/DSCR/spread figures where computable.
Why it matters: The same asking price is a different deal depending on how you finance it.

Path	Mechanics	This deal
Cash	No lending exposure, no loan-to-value ceiling, no debt-burden test - at this variant's typically larger ticket size, cash also avoids the widest source of financing friction in the segment.	Total outlay incl. price: AED 10.29M (includes the AED 604,438 in fees itemized on the Cash-to-Close page)
Mortgage	For a ready property the exact loan-to-value ceiling varies by nationality, first-vs-additional-home status and value band; the precise current percentage matrix is not independently confirmed against a live primary source and is withheld unverified. At this variant's typically higher ticket size, the value-band tier of the (unverified) matrix is especially relevant.	DSCR at 75% LTV: 0.2x (floor 1.25x); realistic financing ~12% LTV, equity ~AED 9.17M
Payment plan	Payment plans are principally a developer/off-plan financing structure. For a ready, already-titled villa or townhouse this path is not the standard case - see the off-plan playbook for the payment-plan lens on an off-plan villa purchase.	-

Risk Register

What this is: Every material risk on this deal, each traced to the evidence that raised it.
Why it matters: A risk without a named next action is just anxiety; this page turns each one into something you can close.

10 / RISK FLAGS

Consolidated Cautions to Weigh

Every flag includes what it means and what the user can do next.

Asking above cohort range

Elevated

The asking price sits above the top of this report's evidence band AND 40.0% above the raw cohort median - negotiation discipline matters.

Use the evidence band as your reference and avoid bidding up without unit-level proof.

Dubai Land Department closed-sale records

Use the evidence band as your reference and avoid bidding up without unit-level proof.

Income support is modest	Moderate
The yield lens supports caution rather than aggressive pricing.	Villa community rent benchmark (estimate)
Verify rent with current Ejari evidence and stress-test vacancy before committing.	Verify rent with current Ejari evidence and stress-test vacancy before committing.

How to read this page	Flags name what to verify against the evidence above.
What to do next	Confirm the advisory checklist items first; then rerun with your broker if the property still looks relevant.
Do not infer	A flag is not a transaction instruction and not a valuation conclusion.
Close the loop	For each flag, record either the document received or the reason it remains unresolved.
Price protection	Carry each unresolved flag into price protection rather than treating it as admin follow-up.
Evidence owner	Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before payment.
If flag affects price	Treat the flag as a price-protection item until the document proves it is harmless.
If flag is unverified	Keep the claim open in the checklist; do not let it disappear from the decision trail.
If timing matters	Treat NOC, handover, tenancy and transfer timing as risk items until a dated source closes them.
If finance matters	Keep mortgage, LTV, bank valuation and cash-buffer assumptions separate from the price evidence band.
If stock is new	Treat handover, snagging, resale depth and service-charge history as live verification items until the cohort matures.

Use this page as the verification call sheet: close each flag with a document, or carry it into price protection before payment.

Action converts that register into the concrete next moves and negotiation posture.

Action Path

What this is: The practical next steps: what to verify, negotiate, or ask for before moving.
Why it matters: This converts the evidence above into something you can actually do next.

11 / ACTION

Documents to confirm and next steps

These steps close the verification gaps before a commitment decision.

01	**Documents to request**	Request: current OA service-charge ledger (36-month), Ejari tenancy contract (if applicable), DLD title deed number, and any pending OA special levies.
02	**Claims not yet supportable**	Comparable cohort depth: wide/substituted - 15 closed sales ly widened, not a like-for-like read.
03	**Documents to confirm**	Complete the pre-offer checklist before any deposit or offer. Title, Ejari, OA service-charge, and OA litigation check are pre-commitment items.
04	**Price vs evidence - negotiation lever**	Asking AED 9.70M sits 9.7% above the midpoint, inside the evidence band AED 7.89M-AED 9.79M (n=15 closed sales). The provisional band itself is the negotiation reference - a position inside it is evidence-backed; a position outside it needs its own comp.

05	**Premium claims to verify**	Seller or broker may cite view, floor, amenities, renovation, plot or branded finishing as a premium. Only premiums verifiable against DLD comp records or the physical inspection are evidence-supported. Unverified premiums are not reflected in the comparable evidence.

Price vs band	Asking sits inside the comparable band AED 7.89M-AED 9.79M (9.7% above the midpoint).
What to verify	Title deed, SC ledger, OA letter, Ejari (if tenanted). These are pre-offer items, not post-offer niceties.
Follow-up	Ask for source documents before forming a firm view on price.

Conversation guidance for the buyer

Script	What to say
Reading the evidence	The DLD cohort for this building: 15 closed sales in the measurement window.
Responding to premium claim	I understand the plot/position is a positive. DLD comp evidence doesn't yet show a verified premium at this level. Show me a closed-sale comp on a comparable plot or position and I'll factor it in.

Use the full Q&A page for the expanded conversation bank; this Action page is intentionally kept to the next move.

Negotiation Basis - price evidence context

Price vs band	Asking AED 9.70M sits within the comparable band AED 7.89M-AED 9.79M, where 15 closed sales transacted. The gap is the starting data point for any price conversation, not a script.
Cohort depth	Comparable cohort: wide/substituted - 15 closed sales ly widened, not a like-for-like read. Area-wide masterplan cohort, same bed-count, recent DLD closures anchor this comparison.

Additional decision signals

Supply watch: approximately 473 units are scheduled to complete in Arabian Ranches II (largest wave: 473 units around 2028). If your hold horizon overlaps this window, plan your resale ahead of the wave - new stock competes directly with ready-unit resales at handover. Detail in the Area & Market section.

Golden Visa eligible: asking price AED 9.70M meets the AED 2,000,000+ threshold for the UAE investor Golden Visa (10-year residency). Confirm with GDRFA/ICP at time of transfer - title must be fully registered.

Asking price in home currencies - AED 9.70M AED equivalent

Currency	Price equivalent	FX rate used
USD	USD 2,641,252	1 AED = 0.2723 USD
INR	₹ 252,728,408	1 AED = 26.0545 INR
GBP	£ 1,960,962	1 AED = 0.2022 GBP
EUR	€ 2,270,285	1 AED = 0.2341 EUR

FX rates as of 2026-05-26 (64 days old at render time - verify FX rates before using this for a live decision). AED is pegged to USD at 3.6725. Rates for INR, GBP and EUR fluctuate - confirm at time of transfer. International transfer fees and banking conversion spreads apply additionally.

Before committing - confirm these items first

The band is a comparable-evidence range, not a committed position - confirm these items before forming a firm view.

Ready-stock evidence packet - pre-signing items

Title proof	Title deed number, seller authority and DLD trustee verification.
Income proof	Ejari contract, vacancy position and rent receipt schedule if tenanted.
Cost proof	Latest SC statement, arrears status and outstanding-levy confirmation from OA.
Transfer proof	Mortgage NOC route, DEWA/cooling clearance and trustee appointment readiness.

Advisory checklist	Obtain the documents on the advisory checklist page and cross-check against items identified in this report.
Provisional range use	The comparable band (AED 7.89M-AED 9.79M) is a market orientation - confirm with DLD comps and your own assessment before forming a firm position.
Do not smooth over	Do not replace missing documents with broker commentary, marketing brochures, portal averages or verbal assurances.
Decision record	Record whether each open item changes price, yield, legal status, transfer timing or exit confidence.

Verification (Part V) is the document-request map that closes the open items above.

PART IV

THE WIDER MARKET

The city and cycle this deal sits inside - good to know, not decisive.

In this part: The Regime Read, Why Dubai (and what held).

The Regime Read

What this is: The global capital and rate cycle read that prices Dubai real estate right now.
Why it matters: Your financing cost and exit timing both move with this cycle, not with the property alone.

The macro/rate-cycle backdrop that prices Dubai property today - 3-month EIBOR, the US 10-year yield, Brent, the AED peg - is in the Appendix; none of it is unique to this deal.

Why Dubai (and what held)

What this is: The structural case for Dubai property: tax structure, title system, market depth, stress-tested.
Why it matters: This is the backdrop risk/reward frame every other number in the report sits inside.

The structural case for Dubai property - tax treatment, escrow law, title system - is in the Appendix; it applies to every deal of this type, not just this one.

PART V

REFERENCE & DILIGENCE

Reference depth - playbook, law, documents, and the source trail.

In this part: Variant Playbook, Residency & Tax Lens, Legal 101, FAQs, Documents To Confirm, Document Status Board, Cash-to-Close & Payment Calendar, Source Ledger, Methodology & Scope, Closing.

Variant Playbook

What this is: The variant-specific playbook: the ranked factors that separate a strong deal from a weak one for this variant, applied here.
Why it matters: Not every factor matters equally for every variant; this ranks them so your own weighting is applied correctly.

At purchase

Line item	This deal (AED)	Basis
DLD registration fee (Sale & Purchase)	AED 388,000	4% of this deal's price (DLD registration fee)
Title Deed Certificate issuance fee	AED 250	flat statutory fee
Trustee office (registration service-partner) fee	AED 4,000	trustee-office band for a AED 500,000+ sale (+VAT not included)
Agency commission (buyer-side, market norm)	AED 194,000	2% market-norm agency commission (+5% VAT on the commission not included)
Mortgage registration fee (if financed)	AED 18,188	0.25% of an illustrative 75% LTV loan amount

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

Full variant analysis - instrument thesis, ranked-factor reference, pros/cons, and while-held/at-exit cost detail - is in the Appendix.

Residency & Tax Lens

What this is: A jurisdiction-question checklist - UAE side, India module, generic-international module - with official-source links, no computed after-tax outcome.
Why it matters: Tax follows the investor, not the property - the right questions depend on your own residency status.

The residency & tax checklist that applies to you - leading with Uae - is in the Appendix, alongside every other jurisdiction module this variant carries.

This checklist names the questions worth asking - it does not answer them for a specific individual. Confirm your own filing position with a licensed tax advisor in your home jurisdiction before relying on it for a decision.

Legal 101

What this is: A one-page plain-English guide to the law of buying property in Dubai: what is statute, what is norm.
Why it matters: Confusing market practice for law (e.g. deposit percentages) is a common, avoidable negotiating mistake.

This page never replaces a licensed conveyancer or lawyer - it exists so market-convention figures (deposit percentages, assignment thresholds) are never mistaken for statute before you rely on them. The full rule set - every statute/norm this variant touches, what is LAW versus market practice - is in the Appendix.

FAQs

What this is: Fact-bound answers to the questions this specific deal and variant raise.
Why it matters: A generic FAQ answer that does not bind to this deal's numbers erodes trust; every answer here should trace to a fact.

10 questions selected for this ready villa / townhouse deal - ranked by this deal's own facts (yield, financing exposure, handover timing, price position) and this instrument's mechanics; reference/legal answers common to every deal of this type are included where relevant, not presented as unique to yours.

If I finance this with a mortgage, does the rent cover the debt service?

At the assumed loan terms, monthly debt service of AED 43,011 against monthly net rent of AED 8,602 gives a debt-service coverage ratio of 0.20.

Where does this asking price actually sit against the evidence?

The asking price of AED 9,700,000 sits at the 95.11 percentile of the comparable evidence band of AED 7,891,000-9,793,000.

Is there a cap on how much of a buyer's income a mortgage instalment can consume?

Yes - total monthly debt obligations, including the proposed mortgage instalment, are capped against gross income under CBUAE's mortgage regulations, with a lower cap for retirees.

What is the exact loan-to-value ceiling for a ready property?

The ceiling is tiered by nationality, first-vs-additional-home status, and property value band, with a 2020 amendment that raised first-time-buyer LTV - but this report withholds the exact current percentage matrix, because it could not be independently confirmed against a live primary source as of this report's own render date. Confirm the current figures directly with a lender before relying on any specific percentage.

What does DLD actually charge to register a Dubai property purchase?

4% of the purchase price, legally split 2% seller / 2% buyer unless otherwise agreed - though in practice the buyer pays the full 4% in the vast majority of Dubai transactions, a market convention, not a change to the legal split.

Is the 2% agency commission set by law?

No. The 2% of price plus VAT figure is a market norm, not a statutory rate - RERA's brokerage regulation sets the contractual framework (Form A/Form B) only, not the commission itself, so the rate is negotiable.

How much does the developer/OA No-Objection Certificate cost at resale?

There is no fixed DLD/RERA figure - each developer sets its own NOC/admin fee in the sale contract. The legacy statutory reference figure is low; current market-observed fees run materially higher and vary by developer, so this is worth confirming with the specific developer rather than assuming a fixed number.

How long is a Dubai developer liable for construction defects?

Jointly Owned Property Law No. 27 of 2007 holds developers liable for structural defects for a full decade, and for minor defects for one year, both measured from the completion-certificate date.

How much notice must a landlord give to evict a tenant for personal use at lease expiry?

At least 12 months, served via Notary Public or registered mail - this is the amended rule under Law No. 33 of 2008. The original 2007 text required only 90 days with no prescribed service method; that shorter figure no longer applies to this specific ground, and email/SMS/WhatsApp notice does not satisfy the requirement.

Is there a different, shorter notice period for simply not renewing a lease?

Yes - a plain non-renewal or term-amendment notice (not an eviction for the four statutory grounds) requires at least 90 days before contract expiry, unless otherwise agreed. This is a distinct mechanism from the 12-month eviction-for-cause notice and the two should never be confused.

Documents To Confirm

What this is: The verification checklist: the documents that close the report's remaining unknowns.
Why it matters: This is the one home for every 'go verify this' instruction in the report; it never repeats elsewhere.

12 / VERIFICATION CHECKLIST

Documents to Confirm

The memo narrows the surface area of checks — it does not replace them.

Key document categories: title deed, SC ledger, tenancy contract, NOC route, SPA, escrow account status, OA standing and inspection record.

ITEM	WHO	WHEN
Phase 1 — Pre-offer (9 items)		
Pull the title deed via the DLD trustee portal — confirms ownership and plot details.	YOU + LAWYER	Pre-offer
Inspect the unit and common areas — check defects, fittings and view obstructions.	YOU	Pre-offer
Request the latest SC statement and 3-year history — confirms no arrears.	BROKER	Pre-offer
Get a plot survey — confirms dimensions, boundaries and BUA against title.	BROKER	Pre-offer
Check the community master plan — confirms plot tier and any easements.	YOU + LAWYER	Pre-offer
Contact the OA directly — confirms no active disputes or pending levies.	YOU + LAWYER	Pre-offer
Request the Ejari contract if tenanted — confirms notice period and rent schedule.	YOU + LAWYER	Pre-offer
Confirm the developer or broker's RERA licence is registered.	YOU	Pre-offer
Verify DEWA has no arrears — seller must clear before transfer.	BROKER	Pre-offer
Phase 2 — Post-offer (3 items)		
Confirm the mortgage NOC path with seller's bank — sets the release timeline.	LAWYER	Post-offer
Confirm the DLD transfer fee (4% + admin) and conveyancing estimate.	LAWYER	Post-offer
Get written confirmation of any pending capex or special OA levy.	BROKER	Post-offer
Phase 3 — Pre-transfer (2 items)		
Obtain the DEWA final bill and cooling-account NOC before transfer.	YOU	Pre-transfer
Book the trustee-office appointment — confirms transfer and KYC documents are ready.	LAWYER	Pre-transfer

Checklist close-out: unresolved title, rent, service-charge, NOC or SPA items remain decision blockers. Do not pay a deposit until the answer is documented in writing and saved with this report.

If a broker, seller, developer or OA cannot provide the document, keep the report provisional and do not treat the evidence band as a confirmed price position.

Verify current listing velocity from portal before making a time-sensitive offer.

Items marked YOU + LAWYER require a registered Dubai property lawyer, not broker confirmation alone; pre-offer items close before any deposit or offer, and this checklist does not replace a full title search, physical inspection or OA service-charge verification.

Phase discipline: Pre-offer items are a prerequisite before any deposit, offer or intention letter. Post-offer items must be complete before the SPA is signed. Pre-transfer items must be complete before the DLD trustee appointment. Completing items out of phase creates legal and financial risk. DealCheck DXB does not verify these items - it surfaces them as a structured prompt for the buyer.

The advisory checklist below is the pre-offer sequence. Flag it here when the evidence shifts once these documents are in hand — rerun guidance is in Methodology & Scope.

Proof folder	Keep title, SC, Ejari or tenancy proof, NOC path, inspection notes and premium evidence in one folder with this report.
Open item	Any unanswered checklist row remains a negotiation caveat, not an administrative detail to fix later.
Before sharing	Share the checklist with the role owner attached so the report is not separated from the required checks.
Evidence owner	Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before the next decision point.
Price effect	Mark whether the missing proof affects price, rent, service charge, exit timing, title certainty or payment risk.
Proof standard	Use registry records, signed documents, dated portal extracts or OA/developer written replies; verbal comfort does not close a row.
Stop if	Escalate legal title, structural condition, bank valuation, tax, financing approval or certified valuation questions outside DealCheck.
Buyer boundary	Use the report to decide whether to continue diligence, request proof, or pause until the evidence improves - you set your own number.
Villa comparability	Keep bed count, BUA, plot tier, cluster/phase, boundary position and renovation condition tied to the price evidence.

The Source Ledger traces every figure used above back to a named, dated source.

Document Status Board

What this is: Every deal-killer document's status: Verified, Declared, or Unverified, stated plainly.
Why it matters: An honestly-stated unknown is safer than a silent one; this is where nothing gets hidden.

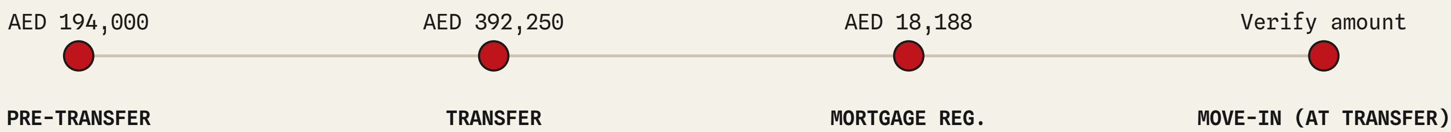
Document	Status	What this confirms	What closes it
Title deed / Oqood identity	Unverified	Confirms who is actually registered as owner on the DLD title / Oqood record.	Pull the current title deed / Oqood extract before relying on the price position above.
Seller authority to sell	Unverified	Confirms the seller (or a Power of Attorney holder) has the legal right to dispose of this exact unit.	Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney.
Encumbrance / mortgage on title	Unverified	Confirms whether the unit carries an existing mortgage or lien that must clear before transfer.	Request a DLD encumbrance/liability certificate covering this unit.
Tenancy status	Unverified	Confirms whether the unit is vacant or occupied, and under what lease terms, at transfer.	Request the current Ejari certificate (or confirmation of vacant possession) for this unit.

Service-charge arrears	Unverified	Confirms no unpaid service-charge balance attaches to the unit at transfer.	Request a service-charge clearance letter from the OA/management company.
Developer / OA No-Objection Certificate (NOC)	Unverified	Confirms the developer/OA has cleared the unit for transfer.	Request the developer/OA NOC before signing the transfer paperwork.

Cash-to-Close & Payment Calendar

What this is: A dated table of every cash outlay from deposit to handover: DLD fees, agent, trustee, NOC, initial SC.
Why it matters: The number buyers get surprised by is never the asking price; it is the fees stacked on top of it.

TOTAL FEES AT CLOSE: AED 604,438



Fees at close, computed above: AED 604,438.
A dash on the chart's own milestone means the registry's cited basis is a market-set range or a future-event dependency this report cannot price today, never a zero.

Milestones group every line item due at that phase; the itemized fee-by-fee basis for each one is the "At purchase" cost table in Part V's Variant Playbook.

Source Ledger

What this is: The full source ledger: every dataset and its measurement window used in this report.
Why it matters: Evidence you cannot trace to a source is an opinion, not evidence; this ledger is the trace.

13 / SOURCE LEDGER

Source Ledger — named datasets, models and evidence windows

Each material claim must trace to a ledger row; computed rows identify the DealCheck model and input basis.

Source	Measurement window	Used for / source reliability
Dubai Land Department closed-sale records Official source	DLD 27-month wide-relaxed measurement window (elongated cohort)	price benchmark, evidence band, cycle position, liquidity. Source reliability: High
Villa community rent benchmark (estimate) Official source	current market rent evidence	achievable rent, yield, vacancy assumption. Source reliability: Medium
DealCheck service-charge estimate Official source	Modelled - a separately measured community filing is on record, not this report's basis	net yield, cost of hold, service charge trajectory. Source reliability: Low
DealCheck cycle position model (report engine version)	DLD-linked scoring window	cycle position, trend smoothing. Source reliability: Computed

Source	Measurement window	Used for / source reliability
DealCheck cost-of-hold model (report engine version)	computed from current memo inputs and source rows	net yield, holding cost, scenario math. Source reliability: Computed
DealCheck cohort match rules	same scoring window as the dated DLD closed-sale records row above	cohort scope, scope label. Source reliability: Computed

Computed-model rows use DealCheck report engine version recorded in report metadata; externally sourced rows link to the public authority. Open the link to inspect the publisher, then use the printed measurement window to assess recency.

Key metrics: P50 PSF: 1040 AED/sqft (DLD cohort median, 27-month wide-relaxed window) · Evidence band: AED 7.89M-AED 9.79M (supportable range after adjustments, n=15 DLD closed sales) · Net yield: 1.1% (after SC, vacancy and maintenance reserve - DealCheck cost-of-hold model).

10-year PSF trend	10-year PSF trend: historical transaction depth below derivation threshold for this cohort. Source: DLD transactions · measurement window limited.
Net Yield	Net Yield: 1.1% - after SC, vacancy and maintenance reserve - DealCheck cost-of-hold model.
IRR (ranged)	Unlevered IRR - Flat (0% appreciation, 0% rent growth): 0.9% · City trend (+7.8%/yr - city market price trend +6.4%/yr blended with this area's own pace, +3.5% rent growth): 8.5% · Upside (+15.6%/yr - city 5-yr avg +6.4% + uncertainty spread, +5% rent growth): 16.0%. 5-year hold, unlevered. Each scenario reflects its own appreciation assumption - not a low/central/high ladder. Projection - not a valuation.
Evidence band	Evidence band: AED 7.89M - AED 9.79M. Adjusted range low=AED 7.89M, high=AED 9.79M. DLD cohort n=15.

6 sources in the ledger. Each source below carries its verification route - use the ledger to trace any claim before relying on it in price negotiations.

Source Audit Map - shows every claim traces to a named source

Quoted AED figure	Must trace to DLD, Ejari, service-charge schedule, cost-of-hold model or the source ledger row printed above.
Time-bound metric	Must include a named measurement window, registration history, or filing history.
Area / provisional source	Must be labelled as area, community or provisional; it cannot be promoted to building-specific proof.
Missing source	Must be cut, softened or moved to Documents To Confirm; it cannot stay as a decorative data point.

Closing carries the same numbers into a proof trail to keep with the offer.

Methodology & Scope

What this is: A compact methodology and scope note: how the report is built and its boundaries.
Why it matters: Knowing what the report does NOT do is as decision-relevant as what it does.

Scope: this is a decision-support report, not a certified valuation, an official DLD/RERA product, financial advice, or legal advice. It does not replace independent professional advice or a licensed valuation before a purchase, sale or financing decision.

Full methodology detail - how the engine is built, and (for off-plan deals) why a rerun later can read differently - is in the Appendix.

Rendered 2026-07-29.

Closing

What this is: The closing handoff: what to do with this report right now.
Why it matters: A report that ends without a next action gets filed away and never acted on.

01	**Verification use**	Use this as a document-request map. It reduces the surface area to check before relying on price guidance or paying a deposit.
02	**Price Evidence - shows DLD band**	Use the price page for asking-vs-range, comp depth and cohort position; do not turn it into a certified valuation.
03	**Risk Evidence - flag 2 open items**	Carry active flags into the next conversation as questions to close, not as automatic rejection or acceptance signals.
04	**Verification - 8 doc categories**	Allocate title, SC, Ejari, NOC, inspection, escrow, SPA or plot items before deposit or transfer.
05	**Ownership - 4 title items**	Keep title deed, seller authority, mortgage/NOC route and trustee-office notes beside this report.
06	**Unit Facts - floor, size, condition**	Keep floor plan, size proof, plot/BUA certificate for villas, inspection photos and defect notes.
07	**Income/Costs - 4 annual figures**	Keep Ejari or tenancy proof, service-charge ledger, cooling or utility obligations and OA notices.
08	**Transaction Trail - 5 items**	Keep offer messages, SPA draft, payment schedule, bank pre-approval and broker-written representations.
09	**Rerun - flag when evidence shifts**	Rerun when missing primary evidence is collected.
10	**Scope - shows 6 limits**	Decision support only — see Methodology & Scope for this report's full limits.

Contact: support@dealcheck.ae · Keep the report reference visible when sharing this PDF for review.

Spotted an error? Send feedback: dealcheck.ae/feedback

DealCheck DXB automated decision-support report.

APPENDIX

Extended education & reference detail - every figure traces to the Source Ledger in the report body.

In this appendix: +8 more.

The Regime Read - the full macro cycle read

3-month EIBOR - the benchmark UAE lenders price variable-rate mortgages against - reads 3.75% as of 2026-08-01. This is the direct cost of financing a leveraged purchase today, before any lender spread.

Why Dubai (and what held) - the structural case

No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax.

Natural-person Real Estate Investment income - Corporate Tax exclusion - The sale, leasing, sub-leasing and renting of land or real estate property in the UAE by a natural person is EXCLUDED from Corporate Tax scope entirely, regardless of the size, quantity or value of the property or the amount of income derived, provided the activity is not conducted (and not required to be conducted) through a Licence from a UAE Licensing Authority.

VAT treatment of residential and commercial property - Standard VAT rate 5%. The FIRST supply (sale or lease) of a newly-constructed residential building within 3 years of completion is zero-rated (0%, input tax recoverable); the supply of a residential building OTHER than the first supply is VAT-EXEMPT; commercial property sale/lease is taxable at the standard 5% rate.

Escrow accounts for off-plan developments - Law No. 8 of 2007 mandates that developers deposit ALL buyer/financier payments into a DLD-accredited escrow account used exclusively for that project's construction/financing settlement, audited/monitored by RERA's Real Estate Escrow Account Division.

Title Deed Certificate issuance fee - AED 250 flat

A sound legal and tax structure does not remove area-level supply or timing risk on any single deal.

Variant Playbook - Ready Villa / Townhouse

Ready Villa / Townhouse — Land + family-utility scarcity instrument

A ready villa or townhouse is a land-and-community bet first, and a property bet second. Comparable evidence is thinner than for an apartment, so honest price bands are wider - but the scarcity of the format, the depth of end-user demand, and the fact that land itself holds value differently than a structure do, are exactly what make this instrument behave differently across a long hold. The buyer carries the full maintenance burden alone; there is no building to share it with.

Factor reference - what each Decision Matrix row tests

Plot economics - How much of the price is land versus built structure changes how the price should be expected to move over a long hold - land and structure do not appreciate, or depreciate, the same way.

Community trajectory + master developer - The master developer's own delivery record and the community's trajectory - still filling in, or already mature - set the ceiling on both livability and resale demand for everything built inside it.

Comparable-format scarcity - Villas and townhouses trade far less frequently than apartments, which is itself a scarcity signal - but it also means the comparable-evidence band behind this deal's price is thinner and the honest range wider than an apartment report would show.

End-user demand depth - Villas and townhouses sell disproportionately to end-users rather than pure investors, which changes both how the asset is priced and how quickly it moves at resale compared to an investor-driven apartment market.

Condition / renovation exposure - A villa's physical condition and any deferred renovation carry a real cost that a same-building comp cannot reveal the way it can for an apartment - this has to be evidenced plot by plot.

Master-community service charge - Master-community fees fund shared infrastructure across the whole community, not just the plot - and typically run for as long as the property is held, independent of the villa's own maintenance reserve.

Rental depth - Villas generally yield less than apartments but attract stickier, longer-staying tenants - income here is a secondary consideration behind the land-and-community thesis, not the primary case for the purchase.

Pros and cons of this variant

Pros	Cons
A villa purchase includes real land, which holds and moves in value differently to a structure - the defining difference from every apartment variant.	Fewer comparable transactions mean the honest evidence band behind any villa price is wider than an apartment's - the trade-off for scarcity is less price certainty at the point of purchase.

Villa and townhouse land is inherently limited by master-plan design, which structurally constrains how much comparable stock can ever exist in a given community.	There is no shared building to absorb maintenance costs - the owner carries the entire structural and system upkeep burden alone, on top of the master-community fee.
Villas and townhouses have historically led price growth over long holds in segments where land scarcity is real, a pattern distinct from the apartment segment's own cycle.	Rental yields on villas and townhouses generally sit below apartment yields in the same market, reflecting the land-and- lifestyle premium buyers pay rather than a pure income return.
Family-format tenants in villas and townhouses tend to stay materially longer than apartment tenants, which reduces re-letting friction and voids over a long hold.	At the higher end of the villa/townhouse market, the buyer pool is thinner and exits generally take longer than in the deeper apartment resale market.

While held (annual)

Line item	This deal (AED)	Basis
Master-community service charge	AED 73,893	this deal's own service-charge figure (Income & Yield)
Owner capex reserve (full structure, modelled)	-	A modelled reserve covering the villa's full structural and systems maintenance - there is no shared building to absorb any of it, unlike an apartment's building-wide reserve.

At future exit

Line item	This deal (AED)	Basis
Agency commission (seller-side, market norm, at future resale)	AED 194,000	2% market-norm agency commission (+5% VAT on the commission not included)
Developer/OA No-Objection Certificate fee (required before any future transfer)	-	Statutory reference figure AED 500 (2017 DLD publication); current market-observed range roughly AED 1,000-5,250 plus VAT, varying by developer/master-community - not a DLD/RERA-set figure.

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

Goal fit

Income: A secondary fit at best - this instrument generally yields less than the apartment variants, and income is not the reason this format commands its premium.

Appreciation: A strong fit where land scarcity is genuine - the land-and- community thesis is a long-hold appreciation case, distinct from the apartment segment's own cycle.

Own Use: The strongest natural fit of any variant - a villa or townhouse is built around family utility first, and the purchase decision usually reflects that directly.

Visa: Fits the same property-linked residency threshold as any other variant once the value condition is met; see the residency checklist in Part V for eligibility conditions, not this playbook.

Wealth Parking: A reasonable fit for long-hold parking - land holds value differently than structure does, which is exactly what a multi-decade parking thesis is looking for.

Residency & Tax - Uae

Uae

Does the UAE itself levy personal income tax on rental income or capital gains for individuals?

No. The UAE levies no federal personal income tax on individuals - salaries, freelance income, rental income and personal capital gains are not subject to any UAE income tax under current policy.

Does your real-estate activity require a UAE business Licence (e.g., short-term/holiday-home letting)?

If the activity is conducted through, or requires, a Licence from a UAE Licensing Authority, the natural-person Real Estate Investment exclusion from Corporate Tax does not apply, and the income becomes ordinary taxable Business income above the relevant turnover threshold. A standard buy-and-hold rental through an agent does not trigger this.

Does registering Ejari for your tenancy contract count as holding a 'Licence'?

No. A Licence to merely register a tenancy contract (Ejari for Dubai) is explicitly not a 'Licence' for Corporate-Tax purposes - it is an administrative record, not permission to conduct Business.

Official sources: UAE Government - Taxation overview: https://u.ae/en/information-and-services/finance-and-investment/taxation · FTA - Real Estate Investment for Natural Persons (Corporate Tax Guide CTGREI1): https://tax.gov.ae/Datafolder/Files/Pdf/2024/Real-Estate-Investment-for-natural-persons-22-10-2024.pdf · UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

Residency & Tax - India

India

How many days were, or will you be, present in India this financial year, and across the preceding years?

Residential status under Income Tax Act 1961 Section 6 is tested by: (a) presence in India of 182 days or more in the relevant financial year, OR (b) presence of 60 days or more in the relevant financial year AND 365 days or more across the preceding 4 financial years. Failing both tests classifies the individual as a Non-Resident Indian (NRI) for that year.

If resident, are you Resident & Ordinarily Resident (ROR) or Resident but Not Ordinarily Resident (RNOR)?

A resident individual is ROR only if BOTH: resident in India in 2 or more of the preceding 10 financial years, AND present in India 730 days or more across the preceding 7 financial years. Failing either sub-test means RNOR status instead.

If you are NRI or RNOR, is your UAE property income taxed by India at all?

For NRI and RNOR individuals, India's taxing scope is limited to India-sourced income (received in India, or accruing/arising/deemed to accrue or arise in India). Foreign - e.g. UAE - real estate income is outside India's taxing scope for these two statuses. This is the core "tax follows you, not the property" fact for this checklist.

If you are ROR, is your UAE rental income or capital gain taxed by India?

For ROR (Resident & Ordinarily Resident) individuals, India taxes GLOBAL income - including UAE rental income and any UAE property capital gain - regardless of where it was earned.

Do you need to disclose the UAE property on Schedule FA of your Indian tax return?

Schedule FA (Foreign Assets) requires ROR individuals to disclose foreign bank/custodial accounts, equity/debt interests, immovable property, and other foreign financial interests. NRI and RNOR individuals are NOT required to file Schedule FA.

What is the cost of NOT disclosing a foreign asset that Schedule FA requires?

Failure to disclose a foreign asset in Schedule FA (or filing inaccurate/incomplete disclosure) can trigger a flat penalty of INR 10,00,000 (10 lakh) under Section 43 of the Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015 - irrespective of whether any tax was actually evaded. Separately, undisclosed foreign income/assets discovered under the Act are taxed at a flat 30% rate plus a penalty of 3x the tax computed.

Is there a tax treaty between India and the UAE?

Yes. The India-UAE Double Taxation Avoidance Agreement (DTAA) was signed at New Delhi on 29 April 1992 and entered into force 22 September 1993, later amended by a protocol effective 28 November 2007.

If you are ROR, does the DTAA let you offset Indian tax using UAE tax paid?

Because the UAE levies no personal income tax, there is generally no 'foreign tax paid' on UAE-source income for an Indian ROR to claim as a Foreign Tax Credit against Indian tax on that same income - the DTAA's relief-from-double-taxation mechanism has nothing to credit in the zero-UAE-tax case. This is general mechanics, not personalized advice: an ROR should expect UAE rental/gain income to be fully taxable in India at applicable rates once includible, rather than assuming the treaty removes the Indian liability.

Does India's tax authority already know about a UAE property purchase?

Potentially. The UAE has participated in CRS (Common Reporting Standard) automatic exchange of information since going live 1 January 2017, under UAE Federal Laws No. 54 of 2018 and No. 48 of 2018. India signed the CRS Multilateral Competent Authority Agreement on 3 June 2015, with first information exchange from September 2017 - India maintains active AEOI relationships with a large and growing number of jurisdictions, which can include UAE-sourced account/asset data.

Official sources: Income Tax Department India - UAE Comprehensive Agreements (DTAA): https://www.incometaxindia.gov.in/w/uae-comprehensive-agreements-1 · Income Tax Department India - Schedule FA: https://www.incometaxindia.gov.in/w/schedule_fa · India Code - Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015: https://www.indiacode.nic.in/handle/123456789/2147 · Income Tax Department India - Automatic Exchange of Information (AEOI): https://incometaxindia.gov.in/Pages/eoi/automatic-exchange-of-information.aspx

Residency & Tax - Generic International

Generic International

Which country are you tax-resident in, and does that country tax worldwide income or only domestic-source income?

Tax follows the investor, not the property - the UAE side of this deal carries no personal income or capital-gains tax (see the UAE module above); what a UAE property purchase means for a buyer's own return depends entirely on their home jurisdiction's residency rules and any treaty it has with the UAE.

Could your home tax authority already be receiving data about a UAE property purchase?
The UAE participates in CRS automatic exchange of information, live since 1 January 2017. A buyer's home tax authority may already receive UAE account/asset data if that jurisdiction has an active AEOI relationship with the UAE.

Where should you go for a definitive answer on your own filing position?
Confirm with a licensed tax advisor in your own jurisdiction before relying on any of the education above for a filing decision - this checklist names the questions worth asking, it does not answer them for a specific individual.

Official sources: UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

Legal 101 - full rule set

Rule	What it means	Basis
DLD registration fee (Sale & Purchase Contract)	DLD registration fee (Sale & Purchase Contract) - 4% of purchase price	law (4% total, Executive Council Resolution No. 30 of 2013); the buyer-pays-100% pattern is market convention, not a change to the legal split
Real-estate agency commission	Real-estate agency commission - Market norm 2% of sale price + 5% VAT on the commission	market (rate); law (framework only)
Principal tenancy law + Ejari registration requirement	Principal tenancy law + Ejari registration requirement - Law No. 26 of 2007 'Regulating the Relationship between Landlords and Tenants in Dubai' is the principal tenancy law; all lease contracts must be registered with RERA (via Ejari) to be enforceable before any judicial/government authority (Art. 4).	law
Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice	Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice - On the four statutory grounds (government-ordered demolition/ reconstruction; full renovation requiring vacancy; landlord demolition/reconstruction; landlord or first-degree-relative personal use), the landlord must notify the tenant AT LEAST 12 MONTHS before the eviction date, served via Notary Public or registered mail. This is the AMENDED Article 25(2).	law (amended by Law No. 33 of 2008)
—	Note: The original (unamended) 2007 text of Art. 25(2) required only 90 days' notice with no prescribed service method. Law No. 33 of 2008 extended this to 12 months via Notary Public/registered mail - do NOT render the superseded 90-day figure for this ground. Email/SMS/WhatsApp notice is NOT valid service.	—
Non-renewal / term-amendment notice	Non-renewal / term-amendment notice - At least 90 days before contract expiry, unless otherwise agreed (Art. 14, original 2007 text - NOT amended by Law 33/2008).	law
—	Note: Distinct from the Art. 25(2) eviction-for-cause notice below (12 months) - the two 90-day-vs-12-month notice regimes must never be conflated.	—
Two-year rent-increase freeze	Two-year rent-increase freeze - Rent may not be increased, and no lease term amended, before 2 years from the original contractual relationship (Art. 9); RERA sets rent-increase criteria (Art. 10).	law
RERA Rental Index / rent-increase mechanics - legal basis	RERA Rental Index / rent-increase mechanics - legal basis - Decree No. 43 of 2013 'Determining Rent Increase for Real Property in the Emirate of Dubai', issued 18 December 2013, applies to all landlords (private and public) across Dubai including Special Development Zones and free zones such as DIFC.	law

Security deposit	Security deposit - Market norm 5% of annual rent (unfurnished) / 10% (furnished).	market (the 5%/10% figures); law (the right to obtain a deposit at all, no percentage set)
No UAE federal personal income tax	No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax.	law (structural policy)
RERA's official service-charge regulation platform	RERA's official service-charge regulation platform - RERA's official platform publishes the RERA-approved Service Charge Index (the benchmark for every registered building), requires OA/management-company annual budgets to be submitted to and approved by RERA before charges are levied, and licenses management companies and auditors.	law/official mechanism
Jointly Owned Property Law No. 27 of 2007 - OA governance	Jointly Owned Property Law No. 27 of 2007 - OA governance - Governs owner/OA rights and obligations, requires a Jointly Owned Property Declaration and Disclosure Statement for off-plan sales, and empowers RERA to review/approve service-charge budgets.	law

Methodology - how this report is built

This report is generated from DealCheck's deterministic property-intelligence engine: Dubai Land Department transaction records, Ejari rent evidence, service-charge filings and listing telemetry, combined through fixed rules, never a generative estimate. Every figure traces to the Source Ledger above.

End of Appendix - every figure above traces back to the Source Ledger in the report body.