

UNINEST BOOKING RESERVATION CONTRACT

Submission date of this Booking Reservation: DD / MM / YYYY

Resident's Name: _____

This Booking Reservation Form constitutes a binding Booking Reservation including all of the Booking Conditions set out in this agreement hereto and all other matters set out in the other Schedules and Annexures to this Booking Reservation. The Booking Reservation will have effect from the Start Date of the Booking Period referred to below and will be subject to the attached Schedule 1 - Booking Conditions.

This booking is not held until Uninest receive the Security Deposit of AED 4,000. The Security Deposit of AED 4,000 together with 1 months' rent are not refundable if the reservation is cancelled by the resident. This Security Deposit will be held until the end of the Booking Period and will be returned to you upon check out subject to deductions for damages and missing inventory items.

BOOKING LOCATION (OFFICE USE ONLY)

Booking Reference:
Room Type:
Room No:
Flat No:
Building / Floor:
Car space(s) (if any):

PARTIES

SERVICE PROVIDER:	Uninest DLR Ltd
SERVICE PROVIDER'S ADDRESS	Wadi Al Safa 5, Dubailand, Dubai, UAE c/o Al Tamimi & Co, The Maze Tower, 15th Floor, PO Box 9275, Dubai, UAE

RESIDENT'S NAME:	
RESIDENT'S ADDRESS CONTACT NUMBER EMAIL ADDRESS	

GUARANTOR NAME:	
GUARANTOR'S ADDRESS CONTACT NUMBER EMAIL ADDRESS	

PERIOD OF BOOKING

START DATE:	
END DATE:	

PAYMENT DETAILS

Security Deposit:	AED 4,000 <ul style="list-style-type: none"> • Payable on signing and submitting this Booking Reservation Form • Non-refundable in the event of booking cancellation by the Resident • This fee will be held until the end of the Booking Period and will be returned to the resident upon check-out subject to deductions for damages and missing inventory items. 				
Monthly rate:	AED				
Accommodation Fee:	AED				
Number of instalments requested: Note granted subject to agreed payment method	Please note that in the event that you cancel your stay before the end of the tenancy, both your security deposit and 1 months' rent will be retained by Uninest.				
Payment method:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Post-dated cheques</td> <td style="width: 50%;">Cash</td> </tr> <tr> <td>Credit card</td> <td>Bank Transfer</td> </tr> </table>	Post-dated cheques	Cash	Credit card	Bank Transfer
Post-dated cheques	Cash				
Credit card	Bank Transfer				



SCHEDULE OF CHEQUES REQUIRED

Payment Date	Payment Amount

ACCEPTANCE OF BOOKING RESERVATION

By signing this Booking Reservation, I acknowledge that I am entering into a binding contractual agreement and will be liable for the payment of all Accommodation Fees, other charges and other obligations set out in Schedule 1 of this Booking Reservation.

SIGNED:

Signed by
 RESIDENT:.....
 Resident's full name:.....
 Date signed:.....

Signed by
 Witness:.....
 Witness full name:.....
 Date signed:.....

Signed by
 GUARANTOR:.....
 Guarantor full name:.....
 Date signed:.....

Signed by
 Witness:.....
 Witness full name:.....
 Date signed:.....

Signed on behalf of SERVICE PROVIDER

(Uninest DLR Limited):
 Name of signatory:.....
 Date signed:.....

Signed by Witness:.....
 Witness full name:.....
 Date signed:.....

SCHEDULE 1 – BOOKING CONDITIONS

1. DEFINITIONS

1.1 Any terms or expressions not elsewhere defined shall have the following meanings:

- “Accommodation Fees”** means all charges payable by the Resident pursuant to the Agreement. In the event of cancellation of the booking by the resident prior to the end of the contract 1 months fees will be retained by Uninest as a cancellation penalty fee.
- “Agreement”** means the agreement comprising the Booking Reservation as well as all these Booking Conditions (Schedule1), and all the other schedules and annexures to the Booking Reservation;
- “Booking Location”** means the location as described above and includes the Flat, the Room and the relevant Building;
- “Booking Period”** means the period beginning with the Start Date and ending with the End Date;
- “Booking Reservation”** means the booking reservation agreement as set out above;
- “Building”** means the building of which the Room/Flat forms part;
- “Common Areas”** means the entrance hall, stairs, corridors, laundry, courtyard, lifts, study rooms and any other common areas within the Building provided for the benefit of all Residents;
- “Contents”** means the furnishings and effects listed in the inventory set out in Schedule 2;
- “Flat”** means the flat of which the Room forms part;
- “Room”** means the room identified in the Booking Location (above) and includes all the fixtures and fittings therein, the carpets, doors and internal glass, but excludes Service Media within the Room;
- “Security Deposit”** means the amount set out in the Booking Reservation above which is non-refundable to the Resident in the event of cancellation of the booking and which will be retained as security for the Resident’s obligations under this Agreement and if this Agreement has not been breached by the Resident will be returned following the End Date;
- “Service Media”** means air conditioning and hot water systems; electrical services for power and lighting; drainage and water services; and any data or phone services provided;

“Service Provider” means the party named in the body of the Booking Reservation above and includes any person who at any particular time has the right to receive the Accommodation Fees under this Agreement, and includes the Service Provider’s authorised representative;

“Resident” means the person named in the body of the Booking Reservation

2. INTERPRETATION

- 2.1 The expression “Service Provider” includes the person who at any particular time has the right to receive the Accommodation Fees under this Agreement, including the Service Provider’s authorised representative.
- 2.2 Any obligation on the Resident not to do any act or thing will include an obligation to use reasonable endeavours not to permit or suffer such act or thing to be done by any other person.
- 2.3 Any terms defined in the Booking Reservation will have the same meaning in these Booking Conditions.

3. GRANT OF LICENCE

- 3.1 The Service Provider grants to the Resident a licence to use the Room for the Booking Period.
- 3.2 The Resident is granted the following rights concerning the Room in common with the Service Provider and all others similarly entitled:
 - (a) the right to come and go to and from the Room over the Common Areas of the Building designed or designated to afford access;
 - (b) the right to use the shared facilities within the Flat;
 - (c) the right to use the Common Areas;
 - (d) If there is a communal car park, the Resident will only have the right to park within it if there is express written permission from the Service Provider, and may only use it if the Resident complies with any rules and regulations applying to the car park.
- 3.3 The Service Provider reserves the following rights over the Room:
 - (a) the right of access to enter the Room on reasonable notice (except in case of emergency) for any purpose mentioned in these Booking Conditions;
 - (b) the right to the free passage and running of water, soil, gas and electricity through any pipes cables wires drains or sewers passing in or through the Room.

4. THE RESIDENT'S OBLIGATIONS

4.1 The Resident undertakes to:

- (a) pay the Accommodation Fees in accordance with the requirements of this Agreement;
- (b) provide all cheques in advance as set out in the Schedule of Cheques Required set out in the Booking Reservation (above). Cheques must be from a local bank in AED currency only;
- (c) pay the Security Deposit on or before the date of signing of this Agreement;
- (d) neither sub-licence, lease nor share the Booking Location or the Room in whole or in part with any individual or company;
- (e) not use the Booking Location for any purpose other than as a private residential dwelling for the sole, private, non-commercial use of the Resident and occasional personal visitors;
- (f) promptly to notify the Service Provider of any damage or defect in the Room and/or the Contents and/or the Flat and/or the Building;
- (g) to indemnify and hold harmless the Service Provider from and against any and all losses, liabilities and claims by any third parties arising out of or in connection with:
 - (i) any act or omission or obligation of the Resident; or
 - (ii) any procedures, proceedings or suits commenced by the Service Provider due to any act or omission or obligation of the Resident; or
 - (iii) any accident, injury, loss of property or loss of life that may occur to the Resident or any other person at the Booking Location
- (h) immediately notify the Service Provider or Service Provider's representative in the event of fire, flood or other such incidents involving the Booking Location or upon discovery of any damage or fault in the Booking Location requiring repair or attention;
- (i) comply with all rules, regulations and laws applicable to the Booking Location including but not limited to the number of occupants permitted to reside at the Booking Location;
- (j) permit the Service Provider a reasonable entry to the Booking Location to inspect and/ or effect any repairs, including in the physical absence of the Resident, provided the Service Provider gives prior written notice of at least 24 hours to the Resident;
- (k) return the Room, including all fittings, fixtures, Contents, furniture and other items included in the Booking to the Service Provider on the End Date or earlier termination of the Agreement in the same condition that it was received by the Resident on the Start Date. The initial condition of the property will be recorded on a condition report or check in report completed before the Start Date. Subject to reasonable wear and tear, the Service Provider or its representative has the right to deduct the necessary amount (determined in accordance with clauses 5.3 and 5.4 below) from the Security Deposit to return the Booking Location to its original condition;

- (l) return all keys, access cards, remote controls etc. to the Service Provider or its representative upon termination or expiration of the Booking Reservation. In the event the Resident fails to comply with this clause, such amounts necessary in replacing the above items will be deducted from the Security Deposit without further notice;
- (m) without prejudice to such other remedies available to the Service Provider under Law, provide an alternative means of payment within forty eight (48) hours of the payment's due date to the Service Provider and pay a penalty of AED500 (on each occasion) at the time of making the alternative means of payment to the Service Provider or its representative, if any payment made by the Resident is returned by a bank as unpaid for any reason whatsoever;
- (n) ensure that adequate contents insurance is in place at all times for the Resident's furniture and effects;
- (o) obtain a copy of the condition report or check in report from the Service Provider or its representative within forty eight (48) hours of the Start Date.

5. THE RESIDENT AGREES WITH THE SERVICE PROVIDER AS FOLLOWS:

- 5.1 To provide to the Service Provider, at least 20 working days before the Start Date with:
 - (a) Proof of ID (passport, driver's license or Government ID);
 - (b) Proof of student status (valid student matriculation card or letter of confirmation from the institute of study);
 - (c) Proof of the Guarantor's ID (passport, driver's license or Government ID);
 - (d) Proof of the Guarantor's home address (copy of recent utility bill, bank statement or other official document).
- 5.2 To operate in accordance with the manufacturer's instructions and not to change, damage, alter or interfere in any way with the Service Media and electrical appliances within the Booking Location.
- 5.3 To pay a fair and reasonable proportion determined by the Service Provider of costs incurred by the Service Provider in making good damage to the Booking Location / Room and / or in replacing any fixtures or fittings damaged therein.
- 5.4 For the purposes of this clause:
 - (a) damage to a Room will be deemed to have been caused by the Resident registered for that Room;
 - (b) damage to the shared facilities in any Flat will be deemed to have been caused by all the Residents of that Flat;
 - (c) damage to any Common Areas will be deemed to have been caused by all those Students who generally use the Common Areas in question;
 - (d) In the absence of any evidence to the contrary, the cost of remedying any such damage will be apportioned accordingly.

- 5.5 To permit the Service Provider access to the Room to execute all necessary works of repair and maintenance.
- 5.6 To maintain the Room in good repair and decorative order and in a clean condition (damage by accidental fire and water damage from domestic services infrastructure excepted).
- 5.7 To maintain the Contents in at least as good repair and condition as they are in at the start of the Booking Period (and the inventory in Schedule 2 will be evidence of such existing condition which will be deemed to be good unless a defect is noted in the inventory) fair wear and tear excepted and not to remove any of the Contents from the Room.
- 5.8 The Resident will not:
- (a) do or suffer to be done in the Building anything which is illegal or immoral or which may be or become a nuisance or annoyance to the Service Provider or the Students or occupiers of any adjoining rooms or buildings or which may potentially invalidate any insurance of the Building against fire or otherwise increase the ordinary premium for such insurance;
 - (b) play any loud musical instrument, radio or other loud sound producing machine or cause any noise so as to be audible outside the Room or Flat;
 - (c) cause any disturbance, distress annoyance or damage to any other occupiers of the Building;
 - (d) leave boxes or otherwise place or leave rubbish upon any part of the Building used in common with other Residents (if any), nor make undue noise in or about the hall passages, staircases or Common Areas;
 - (e) keep any inflammable material, illegal drugs or weapons in the Room or Flat;
 - (f) do, or omit to do, anything that may block, cause overflow or damage to the gutters, sewers, drains, sanitary apparatus, water or waste pipes serving or forming part of the Building. The Resident will be responsible (at the Resident's cost) for clearing any such blockages that may occur;
 - (g) leave the Room or Flat vacant for more than 21 consecutive days and will keep the Room or Flat locked and secure when it is vacant;
 - (h) store bicycles inside the Room or Flat;
 - (i) smoke or permit others to smoke in the Room or Flat;
 - (j) change the locks, except in any emergency in which case the Resident will as soon as possible, notify the Service Provider or their agent and furnish them with a set of keys for the new locks;
 - (k) prepare or cook food anywhere other than in the kitchen in the Flat and not keep or use deep fat frying equipment anywhere in the Building;
 - (l) keep or use candles or any open flame, lighting or heating equipment anywhere in the Room or the Flat;

- 5.9 The Resident will comply with any reasonable written regulations issued from time to time by the Service Provider in connection with the use of the Common Areas and/or Shared Items and conduct in the communal areas of the Building generally.
- 5.10 Not to alter modify, decorate, add to or in any way interfere with the construction or arrangement of the Room the Flat the Contents or the Building.
- 5.11 Not to glue, stick, nail, screw or otherwise fix anything whatsoever to the interior of the Room or to place anything outside the window of the Room or Flat.
- 5.12 To ensure that any refuse is deposited in the receptacles provided for the purpose in the Building.
- 5.13 Not to erect any external wireless or television aerial or satellite dish.
- 5.14 Not to keep any animal, bird, insect or reptile or pet in the Booking Location.
- 5.15 Not to do anything in the Room which would prejudice or increase the premium payable for the policy of insurance of the Building for the time being in force.
- 5.16 Not to obstruct any means of access within the Building.
- 5.17 To allow the Service Provider upon reasonable notice (except in case of emergency) to enter the Room to:
- (a) inspect its condition;
 - (b) carry out any necessary repairs or alterations to the Room and/or Flat and/or Building;
 - (c) maintain repair and if necessary replace the Service Media and any pipes cables wires drains and sewers within the Room; and
 - (d) carry out viewings of prospective Residents.
- 5.18 Not commit any form of harassment (whether on the grounds of race, religion, sex, disability or otherwise), or cause offence to the Service Provider or any of its employees or authorised representatives or any other occupiers or visitor, or to any owner or occupier of any neighbouring property.
- 5.19 To indemnify and hold the Service Provider (including its respective officers, directors, employees and agents) harmless from any and all claims, demands, losses, liabilities, and expenses (including attorneys' fees) arising out of or in connection with the transportation services provided by the third party operator pursuant to Clause 8.1 (f) below.

6. TERMINATION OF AGREEMENT:

- 6.1 When this Booking Reservation agreement comes to an end (however that may be) the Resident will:
- (a) attend a check out inspection, if requested, by the Service Provider's site management team and sign a copy of the inspection report;
 - (b) vacate the Room and remove all of their belongings from the Building and leave the Room and the Room Items in the same clean state and condition as they were at the

Start Date. If the Residents fails to remove any of their property from the Building within seven days after this Booking comes to an end then the Service Provider may sell such property as the agent of the Resident and the Resident will indemnify the Service Provider against any liability to any third party whose property is sold by the Service Provider in the mistaken belief that such property belonged to the Resident. If after 6 months the sale proceeds net of any disposal and reasonable management costs have not been claimed by the Resident then the Service Provider will be entitled to keep them absolutely;

- (c) give to the Service Provider all relevant keys given to the Resident at the start of the Booking Period, and for any not returned at the end of the Booking the Resident will pay to the Service Provider a reasonable administrative and replacement charge;
- (d) confirm to the Service Provider the address that any future correspondence should be sent to and if the Service Provider does not receive such confirmation within 5 working days of the end of this Agreement then the Service Provider will use the home address of the Resident as it appears on page 1 of this Agreement.

7. EXPENSES RELATED TO BREACHES OF THIS AGREEMENT OR RECOVERING POSSESSION

- 7.1 If the Resident breaches this Agreement or fails to fulfil any of its obligations under this Agreement, the Resident will pay within 7 days of written demand any reasonable costs incurred by the Service Provider in remedying such breaches or in connection with the enforcement of those obligations.
- 7.2 If the Service Provider (acting reasonably) considers that the Resident is jointly responsible (i.e. together with others) for a breach of this Agreement or a failure to fulfil any of its obligations under this Agreement then the Resident will pay a proportion of the costs incurred by the Service Provider in remedying such breaches or in connection with the enforcement of those obligations. The proportion will be determined by the Service Provider (acting reasonably) and the Resident will reimburse the Service Provider for such cost within 7 days of written demand.
- 7.3 The Resident will pay on demand all reasonable expenses fees and costs incurred by the Service Provider in connection with:
 - (a) collecting or attempting to collect any sums which are due but unpaid by the Resident under this Agreement;
 - (b) ensuring that the Resident gives up occupation of the Room once he/she is no longer entitled to occupy; and
 - (c) losses or damage in accordance with the Service Provider's published "schedule of charges" details of which are available from the Service Provider upon request and a copy of which is attached to this Agreement at Schedule 3.

8. THE SERVICE PROVIDER'S OBLIGATIONS

8.1 The Service Provider undertakes to:

- (a) permit the Resident peaceful enjoyment of the Booking Location for the Booking Period without any unreasonable or unlawful interruption by the Service Provider;
- (b) within a reasonable time, attend to all major maintenance issues including but without limitation maintaining, supplying and repairing the air-conditioning, lifts, escalators, plumbing, water, gas, sanitation (including basins, sinks, baths and sanitary conveniences), room and electrical installations. The Service Provider reserves the right to temporarily stop such services by reason of accident or emergency or to effect repairs, alterations, replacement or improvements;
- (c) ensure that adequate building insurance is procured for the Booking Location;
- (d) in the case that the Booking Location is furnished, ensure that adequate contents insurance is procured for the Service Provider's furniture and effects forming part of the Booking Location;
- (e) by himself or through its authorised representative, conduct an inspection of the Booking Location and complete a condition report prior to the Start Date, and provide a copy of the condition report to the Resident. The Service Provider may delegate this obligation to the Service Provider's representative. The condition report records the initial condition of the Booking Location and will be used at the final inspection to compare the initial and final condition of the Booking Location. The condition report is not a list of maintenance items.
- (f) ensure the appointment of a third party operator duly licensed to provide shuttle services for transportation of the Resident from the Building a location with access to their University, Sunday to Thursday inclusive during the Period between 2 and 4 times per day. The Service Provider will also ensure that the shuttle transportation service will be available to the Resident on specific timings during evening and weekends for the purpose of allowing the Resident to visit key locations as determined by the Service Provider throughout Dubai after 7.00pm Sunday to Thursday and during Fridays and Saturdays.

8.2 The Service Provider agrees with the Resident as follows:

- (a) That whilst the Resident pays the Accommodation Fees and performs all its obligations on under this Agreement, the Resident may use and enjoy the Room during the Booking Period without any interruption from the Service Provider or any person on the Service Provider's behalf (except as permitted by this Agreement);
- (b) To maintain and repair the structure of the Building including the window frames and window glass;
- (c) To maintain repair clean decorate and provide adequate heating and lighting to the Common Areas;
- (d) To maintain all Service Media serving the Flat and or the Common Areas;

- (e) To provide an adequate supply of hot and cold water, heating and electrical power to the Flat;
- (f) To provide reasonable and appropriate security facilities for the Building;
- (g) To provide and maintain equipment in the Common Areas;
- (h) To comply with the Furniture and Furnishings (Fire Safety) Regulations and any subsequent amendments.

9. ALTERNATIVE ACCOMMODATION

9.1 The Service Provider reserves the right during the Booking Period to move the Resident to alternative accommodation only for the purpose of carrying emergency repairs provided that:

- (a) the Resident is given reasonable notice;
- (b) the Resident will occupy the alternative accommodation on the same terms and conditions of this Agreement.

10. AGREEMENTS AND DECLARATIONS

10.1 It is agreed between the parties that if at any time:

- (a) the whole or any part of the Accommodation Fees is unpaid for 21 days after it becomes due (whether legally demanded or not); or
- (b) any obligation of the Resident has been broken or not performed; or
- (c) the Resident ceases to be a full time/ part time Resident; or
- (d) the Resident is in default of this Agreement,

then the Service Provider is entitled to terminate this Agreement and repossess the Room without affecting the Service Provider's rights under this Agreement including its rights to sue the Resident or the Guarantor for any breach of the Resident's obligations.

10.2 In exercising its rights to repossess the Booking Location and the Room under this Agreement, the Service Provider is entitled to enter the Booking Location and remove all the Resident's belongings and prevent the Resident from entering the Booking Location.

10.3 Any person who is not the Resident and who makes payments due from the Resident under the Booking Conditions does so as agent for the Resident.

10.4 The Service Provider has the right to make (or to change) any rules or regulations concerning the Booking Location whatsoever at any time.

11. GUARANTEE

11.1 In consideration of the Service Provider entering into and performing its obligations under this Agreement, the Guarantor unconditionally and irrevocably guarantees to the Service Provider and (as primary obligor and not merely as a surety) undertakes to indemnify the

Service Provider against any loss damage costs or expenses arising out of any default by the Resident with respect to the due and punctual performance by the Resident of all other obligations of the Resident to the Service Provider under this Agreement including but not limited to the obligation to pay the Accommodation Fees when due.

- 11.2 The Guarantor undertakes with the Service Provider that if the Resident defaults in the performance on the due date of any of the other obligations of the Resident to the Service Provider under this Agreement the Guarantor shall forthwith upon written demand perform or procure the performance of that obligation.
- 11.3 The guarantee contained in this clause 11 ("Guarantee") is a continuing guarantee and shall remain in force so long as the Resident has or may have any obligation to the Service Provider under this Agreement.
- 11.4 This Guarantee shall not be affected and the Guarantor shall not be exonerated in any way by:
- (a) any time indulgence or concession being granted to the Resident;
 - (b) any modification to this Agreement or any variation compromise or release of the Resident's obligations under this Agreement;
 - (c) the availability to the Service Provider of any other surety with respect to the Resident's obligations to the Service Provider under this Agreement;
 - (d) the bankruptcy, insolvency of the Resident (or any analogous procedure in any jurisdiction) or by the death or incapacity of the Resident;
 - (e) any failure, defect, illegality or unenforceability of or in any of the Resident's obligations under the Agreement; or
 - (f) anything which the Service Provider may do or omit to do or any other dealing thing or circumstance which but for this provision would or might operate to affect this Guarantee or exonerate the Guarantor.
- 11.5 The Guarantor waives any right to require proceedings to be taken first against the Resident for the enforcement of the obligations of the Resident under this Agreement.
- 11.6 The Guarantor further waives all the rights, remedies, defences or exceptions which are or may be given to the Guarantor under the laws of the United Arab Emirates.
- 11.7 Without limiting clause 11.6, the Guarantor expressly agrees that the provisions of Article 1092 of the Federal Civil Code (Federal Law No. 5 of 1985, as amended) of the United Arab Emirates, to the extent that that Article may be applicable to this Guarantee, shall not apply to this Guarantee and the Service Provider shall not be obliged to make any demand within the 6 month period mentioned in that Article.

12. INDEMNITY

- 12.1 The Guarantor hereby undertakes to indemnify and hold harmless the Service Provider from and against any and all losses, liabilities and claims by the Service Provider or by any third parties arising out of or in connection with:

- (a) any act or omission or obligation of the Resident; or
- (b) any procedures, proceedings or suits commenced by the Service Provider due to any act or omission or obligation of the Resident.

13. GOVERNING LAW AND DISPUTE RESOLUTION

13.1 This Agreement and the rights of the parties hereunder shall be governed by the Laws of the United Arab Emirates and the Laws of the Emirate of Dubai.

13.2 Any and all disputes arising out of or in connection with the formation, performance, interpretation, of this Agreement or related thereto in any manner whatsoever, shall be settled by the competent courts of the Emirate of Dubai.

SCHEDULE 2 - INVENTORY

Please see appendices 1, 2 and 3

SCHEDULE 3 – SCHEDULE OF CHARGES

Item	Area	Cost
Replacement Handle	Kitchen	AED100
Replacement cupboard door	Kitchen	Single door - AED 250/Double door- AED450
Replacement cupboard Drawer	Kitchen	AED250
Replacement Cupboard Shelf	Kitchen	AED200
Blinds	Kitchen	Small - AED150/ Large - AED300
Taps	Kitchen	AED300
Window Restrictors	Kitchen	AED50
General wall marks/damage	Kitchen	Renovation cost - 1 sided wall- AED 600 (Includes painting and Masonry charges
TV	Kitchen	Replacement charge - AED1,095/ Studio - AED 675
TV remote	Kitchen	AED150
Damage floor tiles	Kitchen	AED350
Sofa	Kitchen	replacement 3 seater -3000/ L SHAPE-6300/Chair -2000
Dining Table	Kitchen	AED2,000
Coffee table	Kitchen	AED650
Benches	Kitchen	AED1,000
Kitchen Bin	Kitchen	AED60
Bin Bag removal	Kitchen	AED20
Deep kitchen clean	Kitchen	AED1,500
Deep bathroom clean	Kitchen	AED1,000
Deep Bedroom clean	Kitchen	AED1,500
Tiles/Grouting	Kitchen	AED250 (Depends on the packet of tiles required)
TV cabinet	Kitchen	AED800
Fridge freezer	Kitchen	Studio - 750 / Standard -1500
Cooker	Kitchen	AED1,000
Washing Machine	Kitchen	AED1,500
Kettle	Kitchen	AED150
Bean bag	Kitchen	AED1,000
Extractor hood	Kitchen	AED400
Kitchen counters	Kitchen	AED1,600
Full Wall repaint	All	AED500
Holes in wall	All	AED250
Toilet seats	Bathroom	Repair AED100 / Replacement -AED 200
Shower curtains	Bathroom	AED30
Drain blocking	Bathroom	AED150
Toilet hose	Bathroom	AED100
Shower head	Bathroom	AED100
Broken Mirror	Bathroom	AED125
Bed frame	Bedroom	Single 1100AED / Studio 1600AED
Bed Slates	Bedroom	AED300
Mattress replacement	Bedroom	Single - AED325/ Studio AED450
Mattress protector	Bedroom	Single - AED30/ Queen- AED40
Wall lamp	Bedroom	AED150
Shelving replacement	Bedroom	AED800
Desk Chair	Bedroom	AED900
Wardrobe	Bedroom	AED3,000
Wardrobe Rail	Bedroom	AED100
Desk	Bedroom	AED650
Hinges	Bedroom	AED50
Bedroom drawers	Bedroom	AED250
Blinds	Bedroom	200 AED Small Blind / 600 AED Large Blind
Window Restrictors	Bedroom	AED175
A/C thermostat	Bedroom	Replacement AED300 Per unit/ Repair AED200
Mirror	Bedroom	AED150
Replacement handles	Bedroom	AED150
Studio Stools	Bedroom	AED375
Bedside tables	Bedroom	AED300
Replacement Plug socket	Bedroom	Single phase socket - AED15/ Double phase socket - AED20
Replacement light switch	Bedroom	AED50 (Including workmanship)
Replacement Network socket	Bedroom	AED50 (Including workmanship)
Light bulbs	Bedroom	AED50
Pin Boards	Bedroom	AED450
Ceiling Tiles	Common areas	AED600 (Depending on the packet)
Fire blanket misuse	Common areas	AED300
Fire extinguishers	Common areas	AED250
Broken door	Common areas	AED1,200
Broken Lock	Common areas	AED100
Door Battery	Common areas	Free if depleted / 20AED if removed
Door signage	Common areas	Apt door -100/ Room door No -50/directional sign - 150/any other signage -200
Water cooler replacement	Common areas	AED300
Uninest Extras, Charges & Fines		
Key replacement charge	Common areas	Replacement of E card - AED 250/Manual Key - AED 150
Lock Out charge	Common areas	AED 50
Bedding Packs		Single & Twin AED 750/ Studio pack - AED 850
Kitchen Packs		Large Kitchen Pack AED250 / Small Kitchen starter pack AED 50
Airport Pick up/drop off to Dubai International Airport		AED 70 plus parking charges (variable depends on waiting time at the airport)
Airport Pick up/drop off to Al Maktoum Airport		AED 170 plus parking charges (variable depends on waiting time at the airport)
Smoking Fine		AED 200(Non payment of fine would lead to additional AED 175)
Breach of Segregation Law		AED 350
Alcohol Consumption		AED 350
Vandalism		AED 200 or the cost of items damaged
Guest overnight stay (after 3 free nights/month)		AED 100 per night to applicable to resident
Inappropriate behaviour, mental/physical distress to any of the resident or staff		AED 350
Room Move Charge		AED 250 for change of room in same apartment. AED 500 for Change of room to another apartment
Extension		Any extension for a period of less than 4 months will incur a 5% premium on the monthly rent.

