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Ternwick Properties

Tenancy contract, Apartment 1507, Larkspur Tower

1 Parties, premises and term

1.1 Hollis V. lets the Premises to Mina C. under this contract. Hollis V. is referred to as the Landlord and Mina C. as the Tenant.

1.2 Ternwick Properties is the Managing Agent and is represented for this contract by Priya N. The Managing Agent records payments, arranges access and passes instructions between the parties. The obligations of the Landlord and the Tenant are set out in this contract.

The Premises

1.3 The Premises are Apartment 1507, Larkspur Tower, Jumeirah Lake Towers, Dubai, together with parking bay P2-117. The apartment is unfurnished, has two bedrooms and measures 1,184 sq ft.

1.4 The letting includes the right to use the building's common entrances and circulation areas for access to the Premises. The Tenant uses the allocated parking bay for parking and keeps the common access routes clear.

The Term

1.5 The Term is twelve months, from 1 March 2026 to 28 February 2027.

1.6 The move-in handover checklist records the condition at the start of the Term. The parties use that record when they inspect the Premises at the end of the tenancy.

1.7 Annex A records the payments under this contract. Annex B records the keys and access devices issued to the Tenant. Both annexes form part of the contract.

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2 Rent and security deposit

Rent

2.1 The annual rent is AED 96,000, payable in four cheques of equal value. Annex A gives the amount, date and purpose of each payment.

2.2 A cheque must bear the payee name supplied in the written payment instructions. The Tenant checks the cheque details against Annex A before delivery. The Managing Agent records receipt against the corresponding payment entry.

2.3 The Tenant pays an administrative charge of AED 500 per returned cheque and provides a replacement within 5 working days. The Managing Agent records the replacement against the original payment entry.

Security deposit

2.4 The security deposit is AED 4,800. The Landlord returns it within 30 days of the handover of the Premises, less documented deductions.

2.5 The Landlord provides the Tenant with an itemised record of any deductions. Where a deduction concerns condition or missing items, the record identifies the relevant entry in the move-in handover checklist or in Annex B.

2.6 The Tenant provides current payment details when returning the Premises. The Managing Agent keeps the handover record with the record of the deposit repayment.

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3 Use and outgoings

Residential use

3.1 The Premises are for use as a private residence only. The Tenant limits occupation to no more than four occupants.

3.2 The Tenant obtains the Landlord's written consent before making alterations. The request identifies the work and the part of the Premises it affects. The Tenant keeps a copy of any consent with this contract.

3.3 The Tenant must obtain the Landlord's written consent before subletting or assigning the tenancy. Pets are permitted only with the Landlord's written consent.

3.4 The Tenant keeps the common corridors and landings clear and follows the building's access arrangements when moving belongings in or out. The Tenant is responsible for the conduct of visitors while they use the Premises and the common areas.

Accounts and insurance

3.5 The Tenant pays for electricity, water, district cooling and internet. The Tenant arranges the opening and closing of those accounts and checks the opening readings against the handover checklist.

3.6 The Landlord pays the service charges for the Premises.

3.7 The Tenant decides whether to arrange contents insurance and is responsible for any policy obtained.

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4 Repairs and access

Repairs

4.1 The Tenant bears the cost of minor repairs up to AED 500 per repair. The Landlord bears the cost of major and structural repairs and services the air conditioning twice a year.

4.2 The Tenant reports defects to the Managing Agent with enough information to identify the affected item and the work required. If the cause or extent of the defect is unclear, the Managing Agent refers the report to the Landlord for assessment.

4.3 The Tenant promptly reports leaks or other defects that could damage the Premises or adjoining property. The Tenant keeps the Managing Agent informed if the condition changes before work begins.

4.4 The Managing Agent records the work ordered, the person responsible for arranging it and the appointment agreed with the Tenant. The Tenant confirms access arrangements before a contractor attends.

Inspection and viewings

4.5 The Landlord or Managing Agent may inspect the Premises on 24 hours' written notice to the Tenant. The notice identifies the purpose of the inspection and the proposed time.

4.6 During the last 60 days of the Term, the Landlord or Managing Agent may arrange viewings for re-letting on 24 hours' notice. The Managing Agent confirms the appointment with the Tenant and accompanies visitors.

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5 Renewal and return of the premises

Notice and early termination

5.1 Either party gives notice of a change of terms or of non-renewal at least 90 days before expiry. A notice seeking changed terms states the proposed changes.

5.2 The Tenant may terminate early by giving 60 days' written notice and paying compensation equal to two months' rent (AED 16,000). The notice states the proposed date for returning the Premises.

End of tenancy

5.3 At the end of the tenancy, the Tenant returns the Premises clean and in the condition recorded in the move-in handover checklist, fair wear and tear excepted.

5.4 The Tenant returns all keys and cards. Each missing access card is charged at AED 250. The Managing Agent checks the items returned against Annex B and records any missing item in the handover record.

5.5 The parties arrange the final inspection after the Tenant has removed personal belongings. The Managing Agent records the condition, the closing meter readings and the return of access devices.

5.6 The parties record any disagreement about condition alongside the relevant inspection entry. The Landlord deals with the deposit under clause 2.4.

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6 Notices, governing law and signatures

Written notices

6.1 Notices under this contract are in writing. A notice identifies the Premises, the party giving notice and the action or change to which it relates.

6.2 Each party keeps the other's correspondence details current through the Managing Agent and keeps a copy of any notice sent. The Managing Agent keeps a copy of notices it receives for the tenancy record.

Governing law and disputes

6.3 This contract is governed by the tenancy laws in force in the Emirate of Dubai. Disputes are referred to the competent rental disputes body in Dubai.

6.4 The parties keep this contract, the annexes, the handover records and the correspondence relating to any disputed item.

Execution

Signed 20 February 2026. The Landlord and the Tenant sign this contract. The Managing Agent acknowledges receipt of a copy for the tenancy file.

Hollis V.	**Mina C.**	**Priya N.**
Landlord	Tenant	For the Managing Agent

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Annex A. Payment schedule

The rent cheques appear in due-date order. The separate deposit entry records the security deposit under clause 2.4.

Cheque no.	Date	Amount (AED)	Purpose
1	1 March 2026	24,000	Rent
2	1 June 2026	24,000	Rent
3	1 September 2026	24,000	Rent
4	1 December 2026	24,000	Rent
-	On signing	4,800	Security deposit

Payment records

The cheque numbers in this schedule identify entries in the schedule. The Managing Agent records the bank's cheque number on the receipt and retains the receipt in the tenancy file.

If a rent cheque is replaced, the Managing Agent records the replacement against the same scheduled entry and keeps the details of the original cheque with that entry.

The security deposit is recorded separately from rent. The Landlord accounts for it at the end of the tenancy under clause 2.4.

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Annex B. Keys and access devices

The Managing Agent gives the Tenant the following items at move-in. The handover checklist records the issue of these items.

Item	Quantity issued
Door key	2
Building access card	2
Parking card	1
Mailbox key	1

Issue and return

The Tenant checks the door keys at the apartment entrance, the building access cards at the common entrance, the parking card at the garage entrance and the mailbox key at the mailbox.

The Tenant keeps the access cards with the issued keys and reports a lost or damaged item to the Managing Agent. The report identifies the type of item so that the Managing Agent can arrange a replacement if needed.

At the end of the tenancy the Managing Agent checks the returned items against this schedule. The handover record identifies any item missing at return. Clause 5.4 sets out the charge for a missing access card.