



Handover Agreement

THE OWNER

OWNER 1 Name:		Passport No.:	
OWNER 2 Name:		Passport No.:	
Phone:		Email:	
Mailing Address:			

THE MANAGER

Company Name:	Abode Property	Trade License:	785579
TRN:	100423965100003	PO Box:	118500
Phone:	+971 4 881 2777	Email:	pm@abodeproperty.ae
Mailing Address:	Grosvenor House, Dubai Marina, Tower 1, Shops 1 & 2		

THE OWNER and THE MANAGER are individually referred to as a "Party" or jointly the "Parties."
This handover Agreement ("Agreement") is made as of this date, between THE OWNER and MANAGER,
with respect to properties (**THE PROPERTY**) owned by THE OWNER and identified below:

#	Unit No:	Location:	Sub Location:	Type:	Bedrooms:	Size:
1						
2						

FEE

Unit :	1602	Snag and Inspection	AED1,200.00
Unit :			
Vat:			AED55.00
TOTAL:			AED1,155.00



THE MANAGER hereby declares and represents that the Property has been received on an “as is where is” basis in the form, manner and condition as set out in Schedule 1 setting out photographic condition as well as listing of amenities and fixtures of the Property.

Any modification or maintenance that may be required shall be communicated to THE OWNER through a written condition report prepared by THE MANAGER setting out the reasons as well as the approximate costs of any modification or maintenance requirement in the Property.

THE MANAGER holds no responsibility for any kind of structural or design flaws within the Property during the takeover, handover or during the tenure of the tenancy.

1. MANAGER’s Authority and Obligations

THE MANAGER represents and warrants that it is experienced in the business of professional handover orientation inspection and that it will provide its services to THE OWNER with professional standards of care and diligence, and with full accountability.

The duties and responsibilities of THE MANAGER in connection to this agreement are including but not limited to the following:

1. THE MANAGER shall ensure all snags are digitally reported during orientation
2. Conduct handover to ensure all snags have been attended to prior to key collection
3. Provide a email detailed report to OWNER for reference during orientation and updated report to indicate what was resolved, and if any still pending.

2. Fees

In consideration of the services provided by THE MANAGER under this Agreement, THE OWNER agrees to pay THE MANAGER an annual payment of the Management Fee as indicated in particulars of this Agreement, being the percentage of the rental value of the Property per annum for the term of this Agreement. Such management fee is exclusive of any VAT, tax or other government fees, which shall be paid in addition to the Management fee as per the invoice of THE MANAGER.

Invoices are payable on receipt of this agreement via bank transfer or cheque deposit at our head office. THE MANAGER reserves the right to cease all management obligations until the outstanding amount has been cleared.



3. Term and Termination

It is agreed that if the above mentioned unit is then sold by any agent acting on behalf of Abode, the paid amount will be reimbursed onto the owner.

4. General Clauses

This Agreement constitutes the entire Agreement between THE MANAGER and OWNER, and no amendment, alteration, modification, or addition to this Agreement shall be valid or enforceable unless expressed in writing and signed by the Parties hereto and unless such amendment, alteration, modification, or addition has been consented to in writing by both Parties.

Both Parties shall maintain as confidential any financial or technical information obtained, during and after termination of this Agreement and such obligation shall survive the termination of this Agreement.

This Agreement will be governed and construed in accordance with the laws of Dubai, U.A.E. Any Dispute arising between the Parties will be subject to the exclusive jurisdiction of the Courts of Dubai.

If parts of this Agreement are held to be illegal or otherwise unenforceable, the remainder of the Agreement should still apply.

Signed by THE OWNER(s)

Name 1: _____ Signature: _____

Name 2: _____ Signature: _____

Signed by THE MANAGER

Name: _____ Signature: _____