Rent evidence sheet

What new tenants signed for the same number of bedrooms in the same building, beside the asking rent.

1 The flat

BUILDING

AREA

BEDROOMS

SIZE (SQ FT)

ASKING RENT (AED A YEAR)

2 The latest five new leases

NO.	LEASE STARTS	YEARLY RENT (AED)	SIZE (SQ FT)
1			
2			
3			
4			
5			

New leases only, not renewals, started in the last six months. Source: Dubai Land Department lease records, as shown by the Rent Check.

3 The comparison

Middle rent of the five
Put the five rents in order and take the third.
AED

The gap
Asking rent minus the middle rent.
AED

One week at the asking rent
Asking rent divided by 52.
AED

The gap in empty weeks
The gap divided by one week of rent.
weeks

4 What the records do not show

Floor, view, furnishing and condition. Note anything that makes this flat better or worse than the five.

5 Agreed

LISTING RENT (AED A YEAR)

REVIEW DATE

RECORDS CHECKED ON

AGENT AND BROKERAGE

LANDLORD