

Property Furnishing Agreement

This Vacation Rental Services Agreement ("Agreement") is made on _____ by and between:

- I. **DELUXE HOMES DECORATION DESIGN & IMPLEMENTATION LLC** ("Company"), referred to DELUXE HOMES; and
- II. The "**Landlord**" as mentioned below:

"Landlord" Name:	
"Property" Details:	

1. SERVICE AGREEMENT

As per property owner's instruction (the "Landlord"), Deluxe Homes (the "Company") will use its own or third party services to furnish above mentioned property (the "Property") with furniture, fixtures, and equipment ("FF&E") as mentioned specified in the quotation (the "Quotation") to furnish the property with proposed design and/or quotation and FF&E (the "Work"). Due to the nature of work, the final FF&E list may differ from the originally provided proposal.

2. COMMENCEMENT DATE:

The Commencement Date is considered started when all conditions are met:

- All documentation is provided by the Landlord (including but not limited to the title deed, signed property management agreement, Landlord's ID copy, signed DTCM NOC, DEWA bill copy), and DTCM Permit is successfully obtained by the Operator.
- Access to the Property is provided by the Landlord (main door key, access/remote where applicable).
- Property is accessible and in vacant condition with no obstacles for Company's employees to access it at any time.
- Quotation and the Design were accepted and confirmed by the Landlord in writing.
- All necessary funds were transferred and settled by the Landlord into the Company's bank account.
- Any existing items which are to be removed from the Property (as initially agreed not to be part of the Work), as well as all personal belongings, shall be moved-out by the Landlord before the Commencement Date.

3. PAYMENTS, CANCELLATIONS & REFUNDS

Payments can be made by various payment modes, including credit cards (charges may apply), cheques, direct transfer or cash payments. Invoices are to be paid within 7-days from receiving it. All payments are non-refundable.

4. PURCHASING & FF&E WARRANTY

The Company is hereby fully authorized by the Landlord to contract, subcontract, pay, and arrange agreements with third-party stores, suppliers, and licensed companies as necessary to complete the Work. Due to the nature of such arrangements, receipts for individual FF&E items will not be provided to the Landlord. For electronic items, the Company sources these in bulk from authorized and licensed distributors, and as such, individual receipts or warranty cards are not issued to the Landlord. However, most electronic items provided by the Company to the Landlord are covered by a warranty period ranging from six months to one year. Should the Landlord require assistance in claiming a warranty for repairs during the warranty period, the Company will facilitate such claims on their behalf. Please note that the warranty period applies only to items supplied by the Company and begins from the date the Company procures the item from the supplier, not from the date the Landlord assumes ownership of the item.

5. MAINTENANCE WORKS (OPTIONAL SERVICE)

- (i) Maintenance or snag-rectification works for the Property ("Maintenance Works") will be arranged by the Company only if the Landlord gives a written request to do so. Without such request, the Landlord remains solely responsible for all maintenance matters.
- (ii) Scope, price & timeframe. Where requested, the scope of Maintenance Works, their price, and the target delivery window are strictly as stated in the maintenance quotation issued to the Landlord.
- (iii) Automatic settlement. If the Landlord has already transferred to the Company the total funds covering both furnishing and Maintenance Works, the Landlord irrevocably authorises the Company to pay the maintenance contractor directly, from those funds, the amount shown in the quotation.
- (iv) Independent contractor. Maintenance Works will be executed by a third-party specialist selected by the Company. The Company's role is limited to arranging the works and forwarding the agreed funds. Except for any workmanship warranty expressly set out in the maintenance quotation, the Company gives no further guarantees and accepts no liability for the contractor's performance, timing, or workmanship.
- (v) Developer Liability Period (DLP). If the Property is less than one (1) year old or still within the building developer's defects-liability period, certain repairs may be claimable under that DLP warranty at no cost. The Landlord is advised to check and use any available DLP coverage before requesting Maintenance Works under this Clause 5.

6. CONTRACTORS & CONSULTANTS

Due to the nature of Work, the Company is required to work with 3rd party contractors or consultants. The Company will use its best endeavors to outsource reputable/verified contracts in all cases and will observe the work being done to ensure the project execution and delivery is on track, however the Company does not provide a warranty nor guarantees their quality of work, and is not responsible for their performance.

7. TIMEFRAME

The set timeframe to complete an individual project is:

- (i) in case of a full furnishing project 6-8 weeks from Commencement Date;
- (ii) in case of a semi-furnishing project 14-20 working days from Commencement Date;

(iii) above timeframe is only applicable for individual apartments; in case of a villa or multiple apartments completion time frame will vary and be confirmed on case to case basis.

In all cases provided timeframe is excluding (a) weekends, (b) public holidays, (c) time spent for maintenance works, (d) delays originating outside of Company's control and (e) delays caused by the Landlord, such as delays in getting full access to the property or response/approval from the Landlord.

8. CHANGES & INTERFERENCE

By default all interior design packages provided by the Company are intended to convert Landlord's Property into a DTCM compliant holiday home, unless a custom service is ordered. If the Landlord has any specific design & style preferences, the same should be communicated strictly before the Commencement Date. Once the Work has started, Landlord's interference might be rejected and the Company might charge additional fees for subsequent change requests.

9. PHOTOGRAPHS, VIDEOGRAPHY & PUBLICITY

Upon completion of the Work, the Company will automatically have full rights to use the photographs, videos of the Property and the final Works may be used on Company's website / social media, online portals for marketing reasons.

10. INTELLECTUAL PROPERTY

All concepts, mood boards, drawings, renderings, videos, known as "project documents", prepared by the Company will remain at all times Company's property. Project documents may not be used by the Landlord for any purpose other than completion of the Work.

11. LANDLORD'S PERSONAL BELONGINGS & LIABILITY WAIVER

The Landlord shall, before the Commencement Date, remove from the Property all personal effects, valuables, documents and any furniture, fixtures or equipment not listed in the Quotation (not part of the standard holiday home furnishing). The Company is under no obligation to remove, store or dispose of any such items. Any belongings left on the Property after the Commencement Date are left at the Landlord's sole risk; the Company, its employees, and third-party contractors accept no liability for loss, theft or damage to those items during inspections, measurements, works or subsequent visits.

12. TERMINATION

This agreement can be terminated in the event that either party fails to uphold the terms and subject for the counter party providing 7-days written notice to the latest. The Company will be compensated for all services performed and/or for all FF&E already purchased and/or 3rd party services arranged prior to termination notification date. The Company shall also be compensated for any additional outstanding balances on purchases made on behalf of the Landlord. The design and arrangement fee is non-refundable.

13. RESOLUTION OF DISPUTES

The Landlord and the Company agree that all claims, disputes or controversies of any kind arising out of or related to the performance, interpretation, breach, application or enforcement of the contract shall be determined by binding arbitration and not by a court of law or equity. Any claims, disputes or controversies shall be settled in accordance with the rules of the United Arab Emirates and the Emirate of Dubai."

Services Title Description of services goes here	AED121.00	AED121.00
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Subtotal **AED121.00**

Total AED121.00

Company's bank account details are shown below:

Bank Name: RAK Bank

Account Name: DELUXE HOMES DECORATION DESIGN & IMPLEMENTATION LLC

Account IBAN: AE150400000553258235001

Account Number: 0553258235001

Currency: AED

Country/City: Dubai, United Arab Emirates

☒ I hereby confirm to initiate transfer of above mentioned Quote total amount to given bank address.

Landlord Name:

Date:

Signature:
