



Trench & Associates

Legal Consultants
Dubai

PROPERTY OVERSEAS SELLER

How can you sell your property in UAE if you are based overseas?

Following documents are required in order to sell your property: -

1. Power of Attorney (POA) - you can delegate someone or a firm in UAE who can act on your behalf or represent you to sell your property.

The POA should be notarised and legalised, where you are, by the Foreign Office (or Ministry of Foreign Affairs) and the UAE Embassy where you are located. Then the same should be further legalised and translated in Arabic in the UAE.

POA can only be valid for a maximum period of **two (2) years.** [Three (3) years validity if you are buying.]

2. Bank Accounts – the sellers must open a bank account in the UAE or ensure that their bank accounts abroad are willing to accept AED cheques in respect of the sale proceeds. The cheque(s) for the sale proceeds, will have to be in the name of the Sellers (as per the proportion stated in the title deed) and in very limited circumstances, can be in the name of the agent/ attorney-in-fact (please see point 3 below).

The DLD will not allow one of the owners to receive the sale proceeds, even if there is a POA from the other owners in favour of one of them.

3. Attorneys' account – The DLD advised that the Attorneys are not allowed to receive the sale proceeds or the manager cheques to be under their names, unless the DLD provide a special approval prior to the transfer of the property.

Trench & Associates 2020 ©