

Please Note that this Form of Will 3 must be prepared and submitted to the DIFC Wills Service by a Testator or by a Will Draftsman on behalf of a Testator using the Property Will Portal. For further details see The Dispute Resolution Authority Practice Direction No. 3 of 2016, The Dispute Resolution Authority Practice Direction No. 1 of 2017 and the Dispute Resolution Authority Practice Direction 8 of 2017.

Property Will of []

A. INTRODUCTION

1. I [*name*] born on [*date of birth*] of [*address*] declare this to be my last Will.

B. INCLUSION OF PROPERTY AND RENTAL INCOME

2. This Will is made in respect of my interests in immovable property¹ situated in the [Emirate of Dubai] [Emirate of Ras Al Khaimah] [Emirates of Dubai and Ras Al Khaimah] as listed below in Table A, together with all rental income payable on such immovable property from the date of my death (“my Real Estate Property”). *One of the three options should be chosen here.*

3. Table A: List of Real Estate Property

Property Address	Plot Number	Date of Purchase/ Acquisition	% Share of Property (owned by me)	Mortgage (Yes/No)

¹ WPR Rules Rule 5(2(a) Immovable Property definition means: includes all interests in land but not money secured or charged on land.

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C. REVOCATION

4. I revoke all my earlier testamentary dispositions to the extent that they relate to my Real Estate Property.

D. RELIGION DECLARATIONS

5. I declare that I am not Muslim and have never been a Muslim.

6. I declare that this Will will be void if I am a Muslim at any time before my death.

E. APPOINTMENT OF EXECUTORS AND TRUSTEES

7. I appoint my [*relationship*] [*name*] born on [*date of birth*] (“First Executor”) to be my sole executor and trustee in relation to my Real Estate Property.

8. If the appointment of my First Executor fails (because they die with me or die in my lifetime or die before proving this Will, or they shall renounce probate, or for any reason be unable or unwilling to act as executor to this Will) then I appoint my [*relationship*] [*name*] born on [*date of birth*] (“Second Executor”) to be my sole executor and trustee in relation to my Real Estate Property.

F. DISTRIBUTION OF REAL ESTATE PROPERTY

9. I give to my executor and trustee my Real Estate Property on trust to distribute the same to the beneficiaries identified in Table B.

[10. *Table B: Distribution of Real Estate Property – by shares of estate*]

Beneficiary Number	Beneficiary’s Full Name	Date of Birth	Relation (to you)	Share of Dubai Property (%)	Substitution Distribution

Or

[10. *Table B: Distribution of Real Estate Property – by specific properties*]

Ben. No.	Property Plot Number (together with all rental income payable)	Number of Beneficiaries per Plot	Ben. No.	Beneficiary's Full Name	Date of Birth	Relation (to you)	Share of Plot Number (%)	Substitution Distribution

11. *In the event that a first named beneficiary as identified in Table B above shall predecease me then their share of my Real Estate Property shall be distributed by my executor and trustee to the substitute beneficiaries in accordance with Table C below.*

Table C: Substitution Distribution of Real Estate Property

No.	Substitute Beneficiary's Full Name	Date of Birth	Relation	Share of Real Estate Property (%)

G. GOVERNING LAW

12. The law and the Rules of the Dubai International Financial Centre (including the Wills and Probate Registry (WPR) Rules, as applicable) govern the validity of this Will and its construction, effect and the administration of my Real Estate Property.

13. The Courts of the Dubai International Financial Centre (as established under Dubai Law No. 12 of 2004) have exclusive jurisdiction in any proceedings involving rights or obligations under this Will or the administration of my Real Estate Property.

H. ATTESTATION

Signed by [name] to give effect to this Will,

in the presence of the witness and the Director/Authorised Officer present at the same time,

who have each signed this Will in the presence of the Testator.

Signature of Testator

[*name*]

Date

Address

Signature of First Witness

Name of First Witness

Date

Address

Signature of attending Director/Authorised Officer

Name of Second Witness

Date

Address