

MH Estate Reality LLC – Website Terms and Conditions

Effective Date: 10/06/2025

Welcome to MH Estate Reality LLC's website (www.mhestate.ae). By using our website, you agree to these Terms and Conditions. If you do not agree, please refrain from using our services.

1. Company Information

MH Estate Reality LLC is a limited liability company incorporated in Dubai, United Arab Emirates, operating under:

- UAE Federal Law No. 5 of 1985 (Civil Transactions Law)
- Federal Decree-Law No. (20) of 2018 on Anti-Money Laundering
- Real Estate Regulatory Agency (RERA) regulations

License No.: 1398755

RERA Registration No.: 44653

2. Eligibility

Use of our website is limited to:

- Persons 18 years and above
 - Users with legal capacity under UAE law
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3. Use of the Website

You may browse, search for properties, and use interactive features solely for lawful purposes. You agree not to:

- Upload or transmit any unlawful, defamatory, or harmful material
 - Attempt to breach security or disrupt website functionality
 - Use the website to promote or facilitate money laundering or terrorist financing
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4. Property Listings

- MH Estate Reality LLC strives to ensure the accuracy of all property listings.
 - Prices, availability, and features are subject to change without notice.
 - Listings do not constitute a binding offer and are subject to final confirmation, due diligence, and regulatory compliance.
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5. Data Privacy & Protection

We comply with the UAE Personal Data Protection Law (Federal Decree-Law No. 45 of 2021).

We may collect:

- Name, contact details, ID documents, and proof of funds (for real estate transactions)
- Technical data (cookies, IP addresses)

We do not share your data with third parties unless:

- Required by law (e.g., FIU, RERA, DLD)
- Necessary for completing property transactions

For more information, see our [Privacy Policy].

6. Anti-Money Laundering (AML) Compliance

In accordance with UAE AML regulations:

- Clients must complete Know Your Customer (KYC) documentation.
 - Transactions involving cash exceeding AED 55,000 will be reported to the UAE Financial Intelligence Unit (goAML).
 - Suspicious activities may be reported under Federal Law No. (20) of 2018.
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7. RERA Compliance

All services offered by MH Estate Reality LLC are regulated by the Dubai Land Department and RERA.

Our responsibilities include:

- Accurate representation of properties
 - Transparent commission disclosure
 - Ensuring agents hold valid RERA Broker Cards
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8. Intellectual Property

All content, including logos, text, images, and code, is the property of MH Estate Reality LLC or its licensors. You may not reproduce or distribute any material without prior written consent.

9. Disclaimers

- The website is provided “as is” without warranties of any kind.
 - MH Estate Reality LLC does not guarantee uninterrupted or error-free service.
 - Property availability is subject to third-party decisions (e.g., sellers, landlords, authorities).
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10. Limitation of Liability

MH Estate Reality LLC is not liable for:

- Indirect or consequential damages
 - Client decisions based on website information
 - Any delay or failure beyond our control (e.g., regulatory approval delays)
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11. Third-Party Links

Our website may link to third-party services (e.g., mortgage calculators, developer sites). These are provided for convenience. We are not responsible for the content or practices of such sites.

12. Modifications

We reserve the right to update these Terms and Conditions. Continued use of the site after changes are posted constitutes acceptance.

13. Jurisdiction and Governing Law

These Terms are governed by the laws of the United Arab Emirates. In case of disputes, jurisdiction is conferred upon the Dubai Courts.

14. Contact Information

For queries or compliance concerns, contact:

MH Estate Reality LLC

Email: info@mhestate.ae

Phone: +971545547971

Address: 902-05 Iris Bay- Business Bay , Dubai, UAE