

# Investor Handbook

Shariah-conscious investors can access world-class off-plan property investments across the UAE and Saudi Arabia, without worrying about haram clauses like late-payment fines.

*Read this short guide to understand how Waasiya protects you and your investment, by Allah's permission.*

**221+**

Properties sold

**\$43M**

Property value sold

**127+**

Happy clients

**15+**

GCC developer partners

# Our Developer Partners

OMNIYAT<sup>®</sup>

ELLINGTON  
PROPERTIES

<sup>TM</sup>  
R E T A L

 SELECT  
GROUP

And 20+ more developers across Saudi Arabia and the UAE.

# Say No to Riba with Waasiya



*“Oh you who have believed, fear Allāh and give up what remains [due to you] of interest, if you should be believers. And if you do not, then be informed of a war [against you] from Allāh and His Messenger. But if you repent, you may have your principal, thus you do no wrong, nor are you wronged.”*

Qur'an 2:278-279 (Translation of the meaning)



## The Problem

Dubai property developers already offer great payment plans, but they carry haram, riba-based late-payment fees.



## The Dilemma

Muslim investors have faced a choice: pay in full cash up front, or step back from the region's property market.



## The Waasiya Solution

Waasiya has partnered with 15+ GCC developers to bring shariah-conscious terms to their payment plans, removing late-payment penalties entirely.

# The Waasiya Model

No banks. No interest. No late-payment fees.



## No Banks, No Interest, No Late Fees

Waasiya never brings banks or lenders into the process. We negotiate riba clauses directly out of existing payment plans to empower shariah-conscious investors.



## Protected Before, During and After

We negotiate hard to secure the best terms at the best prices, then provide ongoing support throughout your payment plan to help resolve any issues that arise.



## Every SPA Reviewed

We review every Sale and Purchase Agreement before you sign, identifying and challenging clauses that don't sit right with shariah-conscious principles.

# Scholarly Approval Obtained

We have been meticulous in making sure scholars and students of knowledge who are upon the Qur'an and Sunnah review the contractual approach behind our developer-approved agreements.

Scholars we've obtained approval from include:



Sheikh Abdul Rahman Arnaut



Sheikh Khalid Ismail



Sheikh Basmoul



Sheikh Shuwayer

*This list reflects scholarly relationships in place at the time of writing. Waasiya periodically reviews these relationships as part of its shariah-conscious approach.*

# The Buying Process, Step by Step

## 1 Select a Property

Tell us your investment budget and we'll make recommendations that suit you. The final decision is always yours.

## 2 Waasiya Activates Its Shariah-Conscious Agreement

We inform the developer of your interest, activating a payment plan with late-payment fees removed, in exchange for a small, project-dependent shift in deposit timing.

## 3 Documents and Deposit

Send a passport copy and your full address to book the property, then pay your deposit by bank transfer.

## 4 Sign Your Agreement

Following your deposit, the developer sends the Sale and Purchase Agreement with late-payment clauses removed.

## 5 Begin the Payment Plan

Once signed and returned, your milestone-linked plan begins, with payments typically triggered by construction progress rather than fixed calendar dates. Depending on the project, instalments either run through to handover or continue afterward for up to four years, giving you flexibility to spread the cost beyond completion.

# What Happens If You Miss a Payment?

Dubai law sets out a clear, regulated process for late or missed instalments.

## 1 The Developer Issues a 30-Day Payment Notice

If a payment is missed, the developer first gives you a direct 30-day notice to settle it, under the terms of your SPA.

## 2 The Developer Reports the Default to the Land Department

If that window passes, the developer escalates and reports the default to Dubai's Land Department (DLD), as required under Law No. 19 of 2017.

## 3 DLD Issues Its Own 30-Day Notice

The DLD then serves its own 30-day notice, and tries to help broker an amicable settlement during that window.

## 4 A Completion Report Is Issued

If that period passes without resolution, the DLD issues a report confirming the developer's compliance and the building's percentage of completion.

## 5 The Outcome Depends on Completion

Once that report is issued, the developer can act without a court order. Above 80% complete, they can pursue the balance owed, including a public auction of the unit, or terminate and keep up to 40% of the contract price, refunding the rest within a year of termination (or 60 days of resale, if sooner). If construction hadn't started, they can keep up to 30% of what you've paid, refunding the remainder within 60 days. Either way, you can still challenge the outcome through Dubai Courts or arbitration if it wasn't handled fairly.

# Required Documents and Fees

## Documents

- ✓ A copy of your passport
- ✓ Your full address

## Fees



### Property Deposit

Typically 20–25% of the property value, paid at booking.



### Dubai Land Department Fee

4% of the property value, payable to the DLD on registration.



### Expression of Interest Fee

Only for pre-launch projects at risk of selling out. Fully refundable, ranging from AED 10,000 to AED 150,000 depending on the developer.



Good to know: Waasiya's shariah-conscious payment plans carry zero late-payment penalties. What you agree to pay on day one is all you will ever pay.

# How Waasiya Saves You Money

A single late payment shows the real cost difference.

## AED 1,500–5,000 in savings

*Late payments happen, especially on multi-year payment plans. With Waasiya, you save up to AED 5,000 every time you're late on a payment.*



### Standard Developer Payment Plan

- A late-payment fee is charged for every missed or delayed instalment.
- Fees commonly range from AED 1,500 to AED 5,000 per incident.
- Fees can compound if more than one payment is missed across a multi-year plan.



### Waasiya's Shariah-Conscious Plan

- Late-payment penalties are removed from the agreement entirely.
- One missed payment costs you AED 0, not AED 1,500–5,000.
- What you agree to pay on day one is all you will ever pay.

*Illustrative example based on typical late-payment fee ranges charged by Dubai developers. Actual fees vary by developer and contract.*

# Frequently Asked Questions



## Can I invest as a non-UAE resident?

Yes. These are freehold developments open to buyers of any nationality, whether or not you're based in the UAE. Our team can walk you through the process remotely.



## How does Waasiya remove riba from the payment plan?

We negotiate directly with developers to strip out late-payment penalties and other riba-linked clauses, then review every SPA before you sign.



## Are any banks or lenders involved?

No. Waasiya works directly with developers. No banks, lenders, or interest-based financing are part of the process.



## How much deposit do I need?

Typically 20-25% of the purchase price at booking, though the exact figure varies by developer and project.



## How long do payment plans run?

It depends on the project. Some plans run to handover, others continue in instalments for up to four years afterward.



## Which markets does Waasiya cover?

Dubai, Abu Dhabi, Sharjah, Riyadh, and Jeddah, supported by 15+ developer partners across the GCC.

waasiya

# Start Your Investment Journey Now

*Browse live listings, get matched with a shariah-conscious payment plan, and let Waasiya handle the rest.*

[waasiya.com/start](https://waasiya.com/start)



Live Chat

[waasiya.com](https://waasiya.com)



WhatsApp

+44 7393 495052



Email

[hello@waasiya.com](mailto:hello@waasiya.com)