

## Terms & Conditions of Rental

**The Governors Harbour Collection (GHC) is an umbrella website for the promotion of properties owned and operated by the Governors Estate and the Anchor Point Apartment Complex in Governor's Harbour, Eleuthera.**

### Check-In / Check-Out Policies

**Check-in** 4.00pm **Check-out** 10.00am

### Property & Cancellation Policies

Cancellation of (or changes to) your reservation must be made in writing (e-mail is acceptable). Reservations that are paid for via Discover branded cards (including CUP & JCB), Visa & MasterCard are permitted to cancel up until 72 hours prior to your arrival date, without penalty. For all other reservations: If you cancel more than 90 days before your scheduled arrival, 15% of your total rental fee will be retained by the Owner and the remainder will be returned to you. If you cancel 45 to 90 days before your arrival, 50% of your total rental fee will be retained by Owner and the remainder will be returned to you. If your cancellation occurs less than 45 days before your arrival, 100% of your rental fee will be retained by Owner. No-shows, late arrivals, decrease in number of persons, or early departure for any reason, including but not limited to inclement weather or illness, are non-refundable. Owner recommends trip insurance to protect Renter against loss from such events. This contract becomes binding when the rent is paid. Failure to make any rental payment when due will subject your reservation to cancellation.

### Property Owners

Governor's Estate properties and Anchor Point Apartments are a subsidiary of Colman Property Holdings, Inc, Governor's Harbour, Eleuthera, The Bahamas. Your credit card will be charged by Colman Property Holdings, in Bahamian Dollars (BSD) when renting these properties.

### Electricity

The property owner will pay for electricity charges up to \$200 per week. The renter will be responsible for electricity charges in excess of \$200 per week. The property owner will read the electricity meter upon the guest's arrival and their departure.

### Damage Security Deposit

Damage deposits are fully refundable within 21 days of your departure. Pending there is no breakage, damage, missing

items, long distance calls charged to the house phone, or additional clean-up necessary due to your leaving the property excessively dirty. You hereby agree to pay the owners the cleaning or replacement costs for any and all damages to the entire property which may occur as a result of you or your guest's occupancy, excluding normal wear and tear.

The property is fully furnished, including a complete supply of bed linens and towels. Beach towels are available. Bath towels are not to be taken to the beach. Patio furniture is not to be taken to the beach. You as the Renter, agree to take all reasonable steps to ensure that your family and other guests in your party follow the rules and regulations outlined in this document.

The owners of the house are in no way responsible for any personal injury or bodily harm that may occur on the property to any renter or their guests.

### Capacity of Properties

The total number of persons allowed in the property at any one time is restricted to the number of persons scheduled and paid for in the reservation. Changes to the number of guests must be made in writing. Additional charges may apply.

### Drugs & Hazardous Materials

The renter and members of their group are prohibited to use or bring onto the property any illegal substances, flammable fluids, explosives or items deemed hazardous to life, limb or property.

### Complaints & Maintenance

The owner will make every effort to keep the premises and inventories in good working order. In the event, there is a maintenance problem; they will strive to repair the problem as soon as possible after being notified. No refund or rate adjustment will be made for unforeseen mechanical failures such as the supply of electricity, water, pool heater/filtration systems, air conditioning, telephone, television/cable service, appliances, etc. It is the Renter's responsibility to report any problems or damage immediately to the local property manager.

### Private Cooks & Chefs

All cooks and chefs must be approved in writing (email is acceptable) for Governors Estate and Anchor Point Apartments by the property owner Kathy Colman.

### No Pets Policy

No pets of any kind are allowed in or around the premises without written consent of the owner being granted in writing before arrival.