

## Hamilton House Rental Terms and Conditions

**Payment and Cancellation Policies:** Half of your rental fee is due within 10 days of booking to confirm your reservation. Failure to make this payment subjects your reservation to automatic cancellation. The balance due of rent, any taxes, and damage deposit must be paid in full at least 60 days prior to your arrival. Please note that all deposits are NON Refundable, but in certain cases can be used as a deposit for a future booking within one calendar year of the time of cancellation. Please take out adequate travel insurance to cover your holiday.

We recommend you purchase cancellation insurance available through local travel agents and insurance companies. If you need to change or cancel any portion of the services you have booked, please notify us IN WRITING (by fax, e-mail or letter). No shows, late arrivals, decrease in number of persons, and early departures after arrival are non-refundable. No refunds will be granted unless there is a problem that cannot be cured within 24 hours. Guests who abandon the house without authority from Hamilton House agree they have no rights to compensation.

**Damage Deposits:** Damage deposits are fully refundable within 30-45 days of your departure, provided there is no breakage, damage, missing items, long-distance calls charged to the house telephone, and provided no additional clean-up is necessary due to your leaving the property abnormally dirty. You hereby agree to pay its agent Jackie Kemp on behalf of Hamilton House the cleaning or replacement costs for all damages to personal property or to the real estate, which may occur as a result of your occupancy, excluding normal wear and tear. Locked pantries and closets are reserved for the use of the owners of Hamilton House and are not included in this rental. You as the Guest, agree to take all reasonable steps to ensure that your family and other guests in your party adhere to the rules and regulations affecting your rental.

Hamilton House is fully furnished, including an ample supply of bed linens and towels for Guest's use. Beach towels are not included and bath towels are not to be taken to the beach or pool. Rearranging the furniture or removing any items from the house is prohibited. Patio furniture is not to be taken to the beach.

**Liability:** Hamilton House or its agents (e.g. Jackie Kemp) assumes no liability for property loss or damages, nor liability for injury, accidents, delay, or irregularity which may be occasioned either by reason of defect in any vehicle or the acts of any company or persons engaged in conveying passengers to or from the house. Transportation (airlines, rental cars, and taxis) is supplied by providers who operate independently of Hamilton House. We assume no responsibility, therefore, for any loss, injury, or damage to person or property because of the acts of those providers. Furthermore, Guests are responsible for Hamilton House during occupancy, and must lock Hamilton House windows and doors securely when not on the premises, and must observe all cautions as given by your local contact, Jackie Kemp. In all events, the sole extent of Hamilton House liability shall never exceed the amount actually paid by the client to Hamilton House.

**No Pets:** Pets of any kind are not allowed in the premises without specific written permission from the owners of Hamilton House (which must be granted prior to arrival). A pet or evidence of a pet found on premises will cause immediate eviction, and

forfeiture of Guest's entire rent and deposit.

**Complaints and Maintenance:** Hamilton House shall make every effort to keep their house in good working order. In case of a maintenance problem, Hamilton House will strive to repair the problem as soon as possible after being notified, please inform Jackie Kemp as soon as possible. However, no refund or rate adjustment shall be made for unforeseen mechanical failures such as the supply of electricity, water, pool filtration systems, air conditioning, appliances, etc. It is the Guest's obligation to report any problems or damage IMMEDIATELY to Jackie Kemp.

**Drugs and Hazardous Materials:** Guest and members of his party shall not use or permit to be brought into any unit any illegal substances, inflammable fluids (e.g., gasoline, kerosene, naphtha or benzene), or other explosives or articles deemed hazardous to life, limb or property.

**Capacity:** The total number of persons allowed in the Hamilton House at any one time is restricted to the number of persons scheduled and paid for. Should a group misrepresent themselves, they will be required to pay for the excess persons immediately, or shall vacate the house without refund.

**Quiet Enjoyment and Parties:** Hamilton House wishes to maintain a family atmosphere for the quiet enjoyment of Guests. We would request that Guests shall be sufficiently quiet and peaceful, so as not to disturb other residents of the neighbourhood and respect the privacy of others.

**Rates:** All rates are subject to change without prior notice. However, we will always honor the rental rate in effect at the time your initial deposit is paid to us.

**This Vacation Rental Confirmation becomes a binding agreement when you send us your rental deposit. Your sending payment in response to this invoice constitutes your acceptance and agreement to these terms, conditions, limitations and restriction as printed above. If you have any problems or questions with any of the preceding, please be sure to phone us BEFORE you send us your rental deposit monies. Thank you.**

**For payment details and bank wire instructions please enquire.**

**Contact details**

Jackie Kemp the manager of Hamilton House  
Phone (242) 557 7895. fax (242) 334 2818

Contact details of home owner

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Price for Rental please refer to the website, [www.bahamas-sunshine.com](http://www.bahamas-sunshine.com)

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