

Rental Agreement

Sir Charles Suites
South Palmetto Point, Eleuthera, Bahamas
Owner/Operator: Arlene Clarke

Terms and Conditions

Date of Booking: _____

Suite Type (circle appropriate): 2 bed/2 bath Lily Suite 2 bed/2 bath Captain Butterfly Suite

1 bed/1 bath Sunflower Suite

Renter Name (s): _____

Renter(s) Address: _____

Renter(s) Email: _____ Renter(s) Telephone _____

Day & Date of Arrival: _____ (Day) _____ (mm) _____ (dd) _____ (yyyy)

Day & Date of Departure: _____ (Day) _____ (mm) _____ (dd) _____ (yyyy)

Number of Nights:

Number of Guests: _____ (_____ Adults, _____ Children)

Rental Fee: \$60 per night for additional person beyond 4 in 2 bedroom suite (accommodated on rollaway bed).

The deposit of 50% (\$ _____) is to be paid by via Pay Pal to aclarke@batelnet.bs or via wire transfer to the following address:
The second installment of \$ _____ plus \$400 is to be paid by no later than 30 days before arrival.

Wire payments should be made to Arlene Clarke as follows:

Wells Fargo Bank N.A

Routing # **121000248**

Account # 2249224680

SWIFT Code: **WFBUS6S**

Account Name: Ellen A. Clarke

Bank Address: 420 Montgomery St, San Francisco California, 94104

Local Bank Address: **Wells Fargo**, 19500 NW 27TH Ave, Miami Gardens, Fl, 33056; telephone [305-623-4300](tel:305-623-4300)

U.S. Address for Ellen Arlene Clarke: 20178 NW 35th Ave, Miami Gardens Fla; 33056

Important: Please advise your bank to include your name in the memo, so I can properly identify the originator of the wire

Disclaimers:

Sir Charles houses 3 apartments – two 2 bedroom, 2 bathroom suites and one, 1 bedroom, 1 bathroom suite. There is only one deck that must be shared by all tenants. Therefore, at any given time the house can be filled, so there are no guarantees regarding privacy. Tenants are asked to be considerate of others in terms of use of deck, behavior and conduct, noise etc..

Propane BBQ Grill: One grill is available to tenants of the house upon request. While we will aim to have an equitable distribution for its use, requests will nevertheless be handled on a first come, first serve basis.

Electricity: To encourage conservation, the owner will pay for electricity charges up to \$150/week (approx. 375 units). The renter will be responsible for electricity charges in excess of \$100/week. The owner will read the meter upon guest's arrival and guest's departure.

Payment and Cancellations: Failure to make any payment within two (2) business days of the day it is due will subject the renter's reservation to cancellation.

Cancellation of or changes to a renter's reservation must be made in writing (email is acceptable).

Cancellation more than 90 days before a renter's scheduled arrival entitles the renter to 90% of his/her payment.

Cancellations within 61-90 days before a renter's scheduled arrival entitles the renter to 70% of his/her payment

Cancellations within 31-60 days of the renter's scheduled arrival, entitles him/her to 50% of the payment made.

Cancellations occurring 30 days or less before the renter's scheduled arrival entitles the owner to retain 100% of the rental fee.

No shows, late arrivals, reduction in number of persons and early departures after arrival are non-refundable.

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, pay per view purchases, or additional clean-up necessary due the property being left 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. Beach towels are available so bath towels are not to be taken to the beach. Patio furniture is also not to be taken to the beach.

The renter agrees to take all reasonable steps to ensure that his/her family and other guests in his/her party follow the rules and regulations outlined in this document.

The Owner is in no way responsible for any personal injury or bodily harm that may occur on the property to any renter or his/her guests, nor is the Owner responsible for any loss or damage to the renter's personal belongings.

Capacity of the Apartment: The total number of persons allowed (staying) in the suite at any one time is restricted to the number of persons scheduled and paid for in the reservation. Presence of additional guests without the express written permission of the Owner can result in immediate eviction and forfeiture of the Guests rent and deposit.

Drugs and Hazardous Materials: The renter and members of his/her group are prohibited to use or bring onto the property and illegal substances, flammable fluids, explosives or items deemed hazardous to life, limb or property.

No Smoking: Smoking is not permitted at the apartment.

No Pets: No pets of any kind are allowed in or around the premises without written consent of the owner being granted in writing prior to arrival. A pet or evidence of a pet found on the premises may result in immediate eviction and forfeiture of Guest's entire rent and deposit.

Complaints and 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, the owner will strive to repair the problem as soon as possible after being notified. No refund or rate adjustments will be made for unforeseen mechanical failures, such as the supply of electricity, water, air conditioning, telephone, television/cable service, appliances, environmental or community noise, etc. It is the Renter's responsibility to report any problems or damage immediately to the owner.

Checkin/Checkout: Checkin Time is 4:00pm and Checkout is 11:00am. Hourly charges may accumulate for time stayed beyond checkout time.

This document becomes a binding agreement only when your rental deposit is received. Please sign and return this document by email.

Renter's Signature _____ Date: _____