

HARBOUR RESIDENCES
AT ABACO BEACH RESORT

FREQUENTLY ASKED QUESTIONS

Owning in the Bahamas FAQ's

Who may own real property in the Bahamas?

Bahamian and non-Bahamian persons or entities may own real property.

What form of property title is given at the “Harbour Residences”?

Similar to the United States, condominiums are delivered on a freehold basis and U.S. based title insurance is available.

What is required for a non-Bahamian to purchase real property in the Bahamas?

Approval from the Government in the form of either a Conveyance Permit or a Certificate of Registration is required in order for a non-Bahamian to record a deed. This process requires submitting general character information to the government and approvals are easily obtainable.

Are there any restrictions on selling my home or condominium?

No, there are no restrictions on the sale of Bahamian real property by a non-Bahamian.

Are there any real estate taxes in the Bahamas?

Yes. At this price point real estate taxes in the Bahamas are approximately 2% this is based on a sliding scale and will be in a breakdown for you in your Purchase Package. Additionally, if an owner chooses to utilize the rental program they can qualify for The Hotel Encouragement Act, which can entitle them to pay no real estate taxes for the duration of The Act. Please speak with a Sales Executive for more details.

Will real property taxes imposed by the Bahamas be deductible in the U.S.-by-U.S. taxpayers?

Yes, real property taxes paid in connection with the ownership of foreign real estate property generally are deductible in the U.S. Consult your tax accountant for your own personal implications.

Will there be any income tax imposed by the Bahamas on income earned in the Bahamas?

The Bahamas does not have an income tax regime.

All potential buyers should consult with their tax advisors regarding the specific rules regarding deductibility of real property taxes and/or the treatment of Stamp Taxes for U.S. income tax purposes.

What are typical closing costs?

In the Bahamas, there is a 10% Stamp Tax, which is split equally between the Sellers and Buyers at closing. Purchases which do not require financing typically cost 7%. This includes attorney's fees, recording fees, buyers share of the Government Stamp Tax as well as miscellaneous expenses.

Can I bring my pet to the Bahamas?

Yes. Animals imported will require proof that the pet's vaccinations are current. The same requirement you would need to board your pet. A permit may be obtained prior to arrival through the Bahamian Department of Agriculture at the cost of \$10 and can last up to one year. Permits may be obtained by phone at 242-325-7502 or by mail directed to: Department of Agriculture, P.O. Box N-3028, Nassau, Bahamas.

Is the community gated?

Yes. The community is gated and provides 24 hour staffed restricted access.

As an owner of a residence, what is the initiation fee to join the club?

The current fee is \$12,500. This fee is currently being waived once a unit is purchased.

What are the club dues and what does this include?

The club dues are \$130 per month and include access to the swimming pools, tennis courts, fitness center and beach as well as special privileges at the restaurants, shops, and concierge services. This club membership will also grant access to future amenities as they come on line.

I. **"Harbour Residences" FAQ's**

What are my homeowners' dues and what does this include?

Homeowners' dues are \$1,950 - \$2,700 per month. This includes building insurance, both catastrophic and flood, exterior building maintenance, security, and grounds maintenance.

As an absentee owner, will there be someone on site to contact if I need assistance?

Yes. The “Harbour Residences” have dedicated, full time employees, to help with any needs an owner may have. This includes, but is definitely not limited to, stocking the kitchen prior to the owner’s arrival, arranging different Abaco adventures, checking on the “Residences” for peace of mind.

How do I furnish my Residence?

For your convenience, the Developer has exquisite furniture packages available, or you can choose to furnish your Residence yourself. Design specifications will apply to rental program “Residences”.

How do I insure my Residence?

Portions of your monthly fees pay for the insurance on the “Harbour Residences” building. If you choose to insure the contents of your Residence, the Developer will provide owners with a list of preferred carriers located in the Bahamas. Contents equalling \$125,000 can be insured for approximately \$158 per month.

How are utilities billed?

Electrical services and chilled water for the HVAC are individually metered to each unit and billed monthly to each owner. Cable, telephone and internet service will be billed monthly to each owner as well.

What is the purchase process?

Completion of a 1-page document and a 10 % deposit made out to the Sellers attorney to be held in their clients account. This is required to validate a contract between Seller and Buyer. Closing is set for 90 days during which time financing can be arranged if desired.