



PROJECT INFORMATION FORM (draft 11/6/15)



Condominium, Co-op, PUD, and other Homeowner Organizations Hawaii Association of REALTORS Standard Form (To be used in conjunction with RR109 Seller's Real Property Disclosure Statement) Revised 12/10 (NC) For Release 1/15

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Project name and address: Property Reference or Address:

Tax Map Key: Div. /Zone /Sec. ("Project") /Plat /Parcel /CPR (if applicable).

Project is managed by a licensed real estate broker. [] Yes [] No Broker license number: If a licensed real estate broker, is managing agent registered with the Real Estate Commission as a Condominium Managing Agent? [] Yes [] No

Name of Managing Agent: Managed by this Managing Agent since: Managing Agent provides (Check those services that apply): [] Administrative Management Services [] Fiscal Management Services [] Physical Management Services [] Other Management Services - Project is self-managed since: On site manager's name and phone number:

A. GENERAL & LEGAL

Total number of apartments: Number of guest parking stalls available: If applicable, what percentage is the # of Condominium Apartments that have been sold and conveyed (excluding to the Developer)?

What approximate percentage is the approximate # of Condominium Apartments that are primary residences? What approximate percentage is the approximate # of Condominium Apartments that are second homes? What approximate percentage of is the approximate # of Condominium Apartments that are investor properties? Approximately how many foreclosures have been filed by the Board of Directors during the past twelve (12) months? What approximate percentage is the approximate # of owners is more than one month delinquent in maintenance fees?

What is the approximate dollar amount of the delinquencies?

If answer is "yes", using the SAME number below, describe in the space provided.

Yes No NTMK (Not To My Knowledge)

- (1) Is the subject property a leasehold? If yes: (a) Within the past year, has the Board of Directors had discussions with the Lessor regarding the purchase of the leased fee interest in the land? (b) Does the Association own any fee interest in the Project? (c) Has the Association taken a loan to acquire its fee interest? (d) If so, are any owners assessed to repay the Association's loan? (e) Are there any current or contemplated negotiations regarding the lease? (26) Is Project subject to phasing or development of additional increments? (37) Has the Owners Association or Corporation been in control of the operations of Project for less than two (2) years? (48) Are there any lawsuits, arbitration or mediation actions affecting Project and/or Association other than delinquent owner maintenance fees? Attorney for Association of Apartment Owners: NOTE: Any attorney fees or other costs incurred for further answering this inquiry shall not be at the expense of the Association of Apartment Owners, nor of the Managing Agent.

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[] [] [] (59) If Project is a Condominium, does any single entity, individual or partnership own more than 10 percent of the common interest of Project?
 → (5a) (a) What is the largest amount of units owned by one entity?
 [] [] [] (64) Are any Association or Corporation approvals required for transfer of Ownership?
 [] [] [] (744) Is a resident manager's apartment a part of the common elements, or is one owned by the Association or Corporation (does not apply to Planned Unit Developments)?

Yes	No	NTMK	
[]	[]	[]	(842) Is a time share operation located at Project? Name of Operator: _____
	→		(8a) <u>(a) What is the estimated number of time share units?</u>
[]	[]	[]	(943) Is there a hotel operation or mandatory rental pool? Name of operator? _____
[]	[]	[]	(1044) Have any of the following items been discovered by the Association or Corporation at Project? [] asbestos; [] formaldehyde; [] radon gas; [] lead-based paint; [] mold, mildew, fungus
[]	[]	[]	(1145) Are there commercial apartments, lots or commercial use of the common areas or common elements at Project?)
	→		(11a) <u>(a) If Yes, what % of the total square footage in the Project is used for commercial space? _____ %</u>
[]	[]	[]	(12) <u>Is the project part of a master association?</u>
	→		(12a) <u>(a) If yes, what is the name of the master association? _____</u>

Number of Question answered "YES" and Explain: _____

B. INSURANCE

Name of Insurance Company: _____
 Name of Insurance Agent: _____ Phone: _____

****If answer is "yes", using the SAME number below, describe in the space provided.****

Yes	No	NTMK	Note: In case of Planned Unit Development, questions #1044 to #1447 apply to common areas only.
[]	[]	[]	(134) Are any improvements located in a designated Flood Hazard Zone that require insurance? 6)
[]	[]	[]	(144) Is Project covered by Flood Insurance? 7)
[]	[]	[]	(154) Is Project located in a tsunami inundation area? 8)
[]	[]	[]	(164) Has there been any substantial damage to Project due to earthquake, fire, floods, winds, landslides, tsunami, or volcanic activity within the last five years? 9)

Number of Question answered "YES" and Explain: _____

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there may not be a defect which an expert could discover or the passage of time would reveal. Likewise, a problem could be more serious than the Managing Agent, the Association, the Corporation or its Board of Directors knows. All such persons having access to this Project Information Form understand and acknowledge that this Project Information Form is not a warranty or guaranty of any kind by the Managing Agent, the Association or its Board of Directors.

Person completing this form:

_____	_____
Signature	Date
Name: _____ Title: _____	
Company: _____	
Address: _____	
Phones _____	Fax _____
E-Mail _____	

NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE. An effort has been made to put this agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, AS AMENDED. This means that the Hawaii Association of REALTORS® is not liable to any Buyer, Seller, or other person who uses this form for any damages or penalty because of any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

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