



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 11/15

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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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C. FINANCIAL

What does the apartment maintenance fee include?

- | | | |
|--|--|--|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Real Property Tax | <input type="checkbox"/> Recreation/Community Association Dues |
| <input type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Refuse Service |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Sewer | |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Water | |
| <input type="checkbox"/> Hot Water | <input type="checkbox"/> Lease Rent | <input type="checkbox"/> Loan(s) _____ |
| <input type="checkbox"/> Lease Rent | <input type="checkbox"/> Parking | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Photo Voltaic | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Real Property Tax | | |

Are there any other fees billed to the owners by the Association? Please describe (type and amount) _____

How frequently is a financial statement prepared? Monthly Quarterly Specify: Cash Basis Accrual Basis

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

- | Yes | No | NTMK | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1720) Has the Association or Corporation Board of Directors approved a maintenance fee increase, special assessment, or loan? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1824) Are any special assessments or loans in effect at this time? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (18a) (a) If yes, explain below the purpose, amount, and duration for the special assessment? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1922) Are any assessments required to be paid in full at the time of conveyance of ownership? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (20) Are there separate accounts for operating and reserve funds? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (20a) What is the balance of the reserve account? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (20b) Must 2 or more Board of Directors sign checks for the reserve account? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (21) Who are monthly bank statements sent to? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (22) Can the management company draw checks or transfer funds from the reserve account(s)? _____ |

Number of Question answered "YES" and Explain: _____

D. PROJECT CONDITION

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

Are there any major repairs required or planned within the next 12 months with respect to the following common elements/common areas of the Project?

- | Yes | NTMK | | Yes | NTMK | | |
|-------|--------------------------|--------------------------|-------|--------------------------|--------------------------|---|
| (23) | <input type="checkbox"/> | <input type="checkbox"/> | (37) | <input type="checkbox"/> | <input type="checkbox"/> | Roofing Sauna |
| (24) | <input type="checkbox"/> | <input type="checkbox"/> | (38) | <input type="checkbox"/> | <input type="checkbox"/> | Sauna Security Systems |
| (25) | <input type="checkbox"/> | <input type="checkbox"/> | (39) | <input type="checkbox"/> | <input type="checkbox"/> | Security Systems Sewage Treatment Plant |
| (26) | <input type="checkbox"/> | <input type="checkbox"/> | (40) | <input type="checkbox"/> | <input type="checkbox"/> | Sewage Treatment Plant Slab(s) |
| (27) | <input type="checkbox"/> | <input type="checkbox"/> | (41) | <input type="checkbox"/> | <input type="checkbox"/> | Slab(s) Spas |
| (28) | <input type="checkbox"/> | <input type="checkbox"/> | (42) | <input type="checkbox"/> | <input type="checkbox"/> | Spas Sprinkler System |
| (29) | <input type="checkbox"/> | <input type="checkbox"/> | (43) | <input type="checkbox"/> | <input type="checkbox"/> | Sprinkler System Swimming Pool |
| (30) | <input type="checkbox"/> | <input type="checkbox"/> | (44) | <input type="checkbox"/> | <input type="checkbox"/> | Swimming Pool Tennis Courts |
| (31) | <input type="checkbox"/> | <input type="checkbox"/> | (45) | <input type="checkbox"/> | <input type="checkbox"/> | Tennis Courts Trash Chutes |
| (32) | <input type="checkbox"/> | <input type="checkbox"/> | (46) | <input type="checkbox"/> | <input type="checkbox"/> | Trash Chutes Walkways |
| (33) | <input type="checkbox"/> | <input type="checkbox"/> | (47) | <input type="checkbox"/> | <input type="checkbox"/> | Walkways Wall(s)/Fences (including sea walls) |
| (34) | <input type="checkbox"/> | <input type="checkbox"/> | (48) | <input type="checkbox"/> | <input type="checkbox"/> | Wall(s)/Fences (including sea walls) |
| (354) | <input type="checkbox"/> | <input type="checkbox"/> | (498) | <input type="checkbox"/> | <input type="checkbox"/> | Water Features |
| (365) | <input type="checkbox"/> | <input type="checkbox"/> | (495) | <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

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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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