



ANNOTATED DRAFT - For use during 5/25/17 SFC meeting

DOCUMENT RECEIPT AND APPROVAL
Hawaii Association of REALTORS Standard Form
Revised 8/13 (NG) For Release 11/16



COPYRIGHT AND TRADEMARK NOTICE: This copyrighted Hawaii Association of REALTORS Standard Form is licensed for use by the entire real estate industry on condition that there shall be no alteration of the printed portions, pagination, or paragraph numbers or breaks.

Purchase Contract Reference Date: _____

Property Reference or Address: _____

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

(Blanks are provided for further document identification such as dates, etc.)

Condominium/Cooperative/Subdivision/PUD/Homeowner/Planned Community Association Documents.
Fill in dates and document identification details.:

- [] Approved Minutes of the last three (3) Board of Directors Meetings
[] Articles of Incorporation/Association and Amendments
[] By-Laws and Amendments

- [] Copy of any and all pending litigation complaints filed by or against the Owner's Association and/or its directors that are currently unresolved, if any
[] Covenants, Conditions, Restrictions (CC&R's/DPP's)

- [] Current Financial Statement
[] Current and/or Proposed Budget
[] Current House Rules and Revisions/Amendments
[] Declaration and Amendments

- [] Design Standards and/or Guidelines
[] Insurance Summary
[] Lender's Disclosures, if obtainable
[] Minutes of the last Annual Meeting
[] Planned Community Documents

- [] Project Information Form
[] Reserve Study or Summary, if obtainable
[] Subdivision and/or title documents
[] Other:

[] Other: _____

[] Other: _____

[] Other: _____

Reports and Other Documents: Fill in dates and document identification details.

- [] Professional Inspection Report
[] Rental. Check applicable items: [] Property Condition Form [] Rental Agreement [] Rental Property Management Contract(s)
[] Short Term Vacation Rental Reservation(s) [] Other:

[] Inventory of Furniture and Furnishings

[] Preliminary Title Report

[] Residential Leasehold Property Disclosure (if leasehold)

[] Survey Report

[] Termite Inspection Report (TIR)

[] Other: _____

[] Other: _____

BUYER/BUYER'S REPRESENTATIVE'S INITIALS & DATE

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[] Other: _____
[] Other: _____

Note: Use HAR Forms: RR107 – Receipt of Seller’s Real Property Disclosure Statement; RR108 – Receipt of Project Information Form; if leasehold, RR211 – Receipt for Residential Leasehold Property Disclosure; and RR212 – Action on Residential Leasehold Property Disclosure.

RECEIPT:

The undersigned acknowledges receipt of the above checked documents and agrees to return all hard copy documents in a timely manner should the transaction be terminated for any reason by either Buyer or Seller marked items above. Where Receipts is required in by Sections I or M of the Purchase Contract, such receipt shall be retained by Seller for a period of 3 years.

Buyer/Buyer’s Representative’s Signature _____ Date/Time _____ Buyer/Buyer’s Representative’s Signature _____ Date/Time _____
Title _____ Title _____

APPROVAL:

Buyer and or Buyer’s attorney have read and hereby approve the documents/reports received. Buyer acknowledges that the maintenance fee, owners’ or community association fee, or any other fees or charges reflected in the documentation provided to Buyer for receipt and approval are subject to change in no way an indication of what such fees or charges may be in the future.

Buyer’s Signature _____ Date/Time _____ Buyer’s Signature _____ Date/Time _____

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).

BUYER/BUYER’S REPRESENTATIVE’S INITIALS & DATE

SELLER/SELLER’S REPRESENTATIVE’S INITIALS & DATE