

## PROJECT INFORMATION FORM (draft 11/6/15)



## Condominium, Co-op, PUD, and other Homeowner Organizations Hawaii Association of REALTORS® Standard Form Revised For Release

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ax Map Key: Div	/Zo	ne	/Sec	/Plat	/Parcel	/CPR	(if applicable)
roject is managed by a licensed real estate ] No	y a licensed real te broker, is mar	estate broker. [ naging agent reg	[ ] Yes [ gistered with the	] No Broker li le Real Estate Com	cense number: mission as a Condon	ninium Managing Ag	ent? [ ] Yes
Name of Managi	ng Agent:						
Managed by this	Managing Ager	nt since:					
Managing Agent	provides (Chec strative Manage	k those services	that apply):				
	Management Se						
[ ] Physica	al Management	Services rvices					
1 Project is self-r	managed since:			· ·			
] On site manag	er's name and p	hone number:					
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			7 02	LIVIE & LEGAL			
otal number of apart				Number of guest	parking stalls availab	ole:	
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**BUYER'S INITIALS & DATE** 

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	<u>l</u>	L	]	L ]	(8) ► (8a)	Is a time share operation located at Project? Name of Operator:
[	]	[	]	[ ]	(9)	Is there a hotel operation or mandatory rental pool? Name of operator?
	•	,	•			The second the following the second s
[	]	[	]	[ ]	(10	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
1	1	[	]	[ ]	(11)	Are there commercial apartments, lots or commercial use of the common areas or common elements at Project?
٠				$\longrightarrow$	• (11a)	(a) If Yes, what % of the total square footage in the Project is used for commercial space?%
[	]	[	]	[	] (12)	Is the project part of a master association?
				,	• (12a)	(a) If yes, what is the name of the master association?
Numb	er o	f Qu	esti	on ans	wered "YE	ES" and Explain:
						B. INSURANCE
				_		
iname	OT II	nsura	ance	Agent:		Phone:
**If ar	iswe	er is '	"ves	". usin	a the SAM	IE number below, describe in the space provided.**
			•		•	
Yes		No	-	NTMK	Note: In ca	ase of Planned Unit Development, questions #10 to #14 apply to common areas only.
Yes	1	<b>No</b> 1	ا	<b>NTMK</b>		
<b>Yes</b> [ ]	]	<b>No</b> ]		NTMK [ ] [ ]	(13) (14)	Are any improvements located in a designated Flood Hazard Zone that require insurance? Is Project covered by Flood Insurance?
Yes [ ] [ ]	]	<b>No</b> ]	1	NTMK [ ] [ ]	(13) (14) (15)	Are any improvements located in a designated Flood Hazard Zone that require insurance?  Is Project covered by Flood Insurance?  Is Project located in a tsunami inundation area?
Yes [ ] [ ] [ ]	] ] ]	No ] ] ]	1	NTMK [ ] [ ] [ ] [ ]	(13) (14) (15) (16)	Are any improvements located in a designated Flood Hazard Zone that require insurance?  Is Project covered by Flood Insurance?  Is Project located in a tsunami inundation area?  Has there been any substantial damage to Project due to earthquake, fire, floods, winds, landslides,
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## C. FINANCIAL

<ul> <li>[ ] Air Conditioning</li> <li>[ ] Cable TV Signal</li> <li>[ ] Electricity</li> <li>[ ] Gas</li> <li>[ ] Lease Rent</li> <li>[ ] Parking</li> <li>[ ] Photo Voltaic</li> <li>[ ] Real Property Tax</li> </ul>	nt maintenance fee include?  [ ] Recreation/Community Association Dues  [ ] Refuse Service [ ] Sewer [ ] Water [ ] Loan(s) [ ] Other: [ ] Other: [ ] Other:
How frequently is a financi **If answer is "ves". usir	al statement prepared? [ ] Monthly[ ] Quarterly Specify: [ ] Cash Basis [ ] Accrual Basis  g the SAME number below, describe in the space provided.**
Yes No NTMK [ ] [ ] [ ] [ ] [ ] [ ]	<ul> <li>(17) Has the Association or Corporation Board of Directors approved a maintenance fee increase, special assessment, or loan?</li> <li>(18) Are any special assessments or loans in effect at this time?</li> <li>(18a) (a) If yes, explain below the purpose, amount, and duration for the special assessment?</li> </ul>
	(19) Are any assessments required to be paid in full at the time of conveyance of ownership? (20) Are there separate accounts for operating and reserve funds? (20a) What is the balance of the reserve account? (20b) Must 2 or more Board of Directors sign checks for the reserve account? (21) Who are monthly bank statements sent to?
[ ] [ ] [ ]	(22) Can the management company draw checks or transfer funds from the reserve account(s)?  wered "YES" and Explain:
	wered TEO dild Explain.
**If answer is "yes", using Are there any major repart of the Project?  Yes NTMK	D. PROJECT CONDITION  g the SAME number below, describe in the space provided.** irs required or planned within the next 12 months with respect to the following common elements/common areas  Yes NTMK
(24) [ ] [ ] [ ] [ ] [ [ ] [ ] [ ] [ ] [ ]	Air Conditioning system  (37) [ ] [ ] Roofing  Barbecue Facilities  (38) [ ] [ ] Sauna  Orainage  Oriveways/Parking Areas  (40) [ ] [ ] Sewage Treatment Plant  Electrical Systems  (41) [ ] [ ] Slab(s)  Elevators  Elevators  (42) [ ] [ ] Spas  Exterior Walls  Coundations  (44) [ ] [ ] Swimming Pool  Lanai Decks/Railings  (45) [ ] [ ] Trennis Courts  Point  Photo Voltaic  (47) [ ] [ ] Walkways  Plumbing  (48) [ ] [ ] Walkways  Pool/Deck/Railings  (49) [ ] [ ] Water Features  Rec./Fitness Room Equipment  (50) [ ] [ ] Other  Other

Yes	N	No	NTI	ИK		
]	[	]	[	]	(51)	Are lanai enclosures presently permitted by the Association or Corporation Board of Directors?
]	[	]	[	]	(52)	Do you know, within the past year, of the presence of live infestation, wood boring insects/termites in the
]	[	]	[	]	(53)	common elements/common areas of Project?  Do you know, within the past year, of leaks and/or water damage in the common elements/common areas
]	[	]	[	]	(54)	of Project?  Are you aware, within the past year, of any structural problems in the common elements/common areas
						caused by water, settling, sliding, subsidence, filled land, etc.?
Numb	er of	Que	stion	ans	wered '	"YES" and Explain:
						E. DISCLAIMER
٠ : ا = ١			. 4	ء ملا	info me	sting and in this Desirat Information Forms is bound on information reasonably qualitable to the Managing Arout at
he tim	e thi	s forr	n was	con	npleted.	ation contained in this Project Information Form is based on information reasonably available to the Managing Agent at It has been provided by the Managing Agent at Owner/Seller's request and is believed to be current and correct to the wledge at the time this form was completed. All persons relying upon the information contained in this form are
						ded cannot be considered a substitute for a careful inspection of Project and Project's governing documents, meeting
						other documentation; and that they should refer to qualified experts in the various professional fields, including but not
mited	to at	ttorne	ys, a	ccou	ıntants,	architects, engineers, contractors and other appropriate professionals for detailed evaluation of areas where additional
						ed. The person or entity completing the form is doing so only as an accommodation to the parties and shall not be
						ions whatsoever. The person or entity completing this form is not required to and has not completed any special
						a facts already known to that person or entity or readily available. Specifically and without limitation, the person or treviewed any records except official records of meetings in the possession of that person or entity and only for the
						e answer to a question is not applicable, unknown or is otherwise unanswerable, it has been marked "NTMK". Where
he Ma	nagi	ng A	gent h	nas n	narked '	"NTMK" or "NO" in response to a question concerning project condition, it must be recognized that this does not mean
here n	nay r	not be	a de	efect	which a	an expert could discover or the passage of time would reveal. Likewise, a problem could be more serious than the
						the Corporation or its Board of Directors knows. All such persons having access to this Project Information Form
unders Board				owle	age that	this Project Information Form is not a warranty or guaranty of any kind by the Managing Agent, the Association or its
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**BUYER'S INITIALS & DATE** 

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

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