



CLEAN DRAFT - For use during 3/16/17 SFC meeting

PROJECT INFORMATION FORM



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

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Property Reference or Address: _____

Project name: _____

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

Project is managed by a licensed real estate broker. [] Yes [] No Brokerage Firm 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: _____

[] Onsite manager's name and cell phone number: _____

A. GENERAL & LEGAL

Total number of apartments: _____ Number of guest parking stalls available: _____

If applicable, what is the # of Condominium Apartments that have been sold and conveyed (excluding to the Developer)? _____

What is the approximate # of Condominium Apartments that are primary residences? _____

What is the approximate # of Condominium Apartments that are second homes? _____

What 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 is the approximate # of owners 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:
(1a) (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?
(1b) (b) Does the Association own any fee interest in the Project?
(1c) (c) Has the Association taken a loan to acquire its fee interest?
(1d) (d) If so, are any owners assessed to repay the Association's loan?
(1e) (e) Are there any current or contemplated negotiations regarding the lease?
(2) (2) Is Project subject to phasing or development of additional increments?
(3) (3) Has the Owners Association or Corporation been in control of the operations of Project for less than two (2) years?
(4) (4) 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.
(5) (5) 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 number of units owned by one entity? _____
(6) (6) Are any Association or Corporation approvals required for transfer of Ownership?
(7) (7) Is a resident manager's apartment a part of the common elements, or is one owned by the Association or

BUYER'S INITIALS & DATE



Corporation (does not apply to Planned Unit Developments)?

Yes No NTMK

[] [] []

(8) Is a time share operation located at Project? Name of Operator: _____

[] [] []

(8a) (a) What is the estimated number of time share units? _____

[] [] []

(9) Is there a hotel operation or mandatory rental pool? Name of operator? _____

[] [] []

(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

[] [] []

(11) Are there commercial apartments, lots or commercial use of the common areas or common elements at Project?

[] [] []

(11a) (a) If Yes, what percentage 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? _____

Number of Question answered "YES" and Explain:

Horizontal lines for explaining answers to questions 8-12.

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 #10 to #14 apply to common areas only.

[] [] []

(13) Are any improvements located in a designated Flood Hazard Zone that require insurance?

[] [] []

(14) Is Project covered by Flood Insurance?

[] [] []

(15) Is Project located in a tsunami inundation area?

[] [] []

(16) Has there been any substantial damage to Project due to earthquake, fire, floods, winds, landslides, tsunami, or volcanic activity within the last five years?

Number of Question answered "YES" and Explain:

Horizontal lines for explaining answers to insurance questions 13-16.

BUYER'S INITIALS & DATE

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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