

RR202 – Early Occupancy Contract – comments from membership
July-August 2016

1.		Very detailed and thorough.
2.		I think this is fine but we need a better document for a seller lease back.
3.		What about an option for a sum of the buyer's deposit to be non-refundable in the event of buyer cancellation through no fault of the seller
4.		Good work! Thank you. I still think there should be a box to check regarding trash, or refuse for the buyer to be responsible for removing.
5.	4. Compensation	It seems that this form would be utilized by agents and brokers who may not be as familiar with Landlord Tenant Code as a Property Management Brokerage. There are laws that apply to maximum security, and pet deposits and not charging first/last up front in Hawaii. Wouldn't it be prudent to note this in () by amounts of compensation section
6.	7. (c)	7) c - The changes look great, I thank you for your hard work. My only comment is the use of the word inure; that is not a common word and one I think will need to be explained as to meaning to both Buyers and Sellers. Is it possible to use more plain language? I feel clients are more comfortable when they can read and understand themselves even though we explain and review with them.
7.	7. (d)	Sec. 7d - new sentence seems unclear. "If buyer has not made..."
8.	7. (d)	7d. Last line should read "...occupancy OF the property," and not "occupancy TO the property."
9.	8. (g)	8g: Buyer shall obtain insurance thru close of escrow? (no time limit stated)
		8/29/16