

RR201 Purchase Contract Additional Comments

1.	The old Rental Agreement & Property Condition form used to have automated date spaces - the new form does not, which makes check in (usually in person, not with DocuSign) even more painful to fill in so many dates in combination with the longer 11 page Property Condition Form. I think you should keep the Property Condition Form to 4 or 5 pages, and let people add more pages if necessary. We are wasting so much paper not using most of the form daily. Also because we bring two copies on site, I am going to buy a date stamper to avoid writing the date 40 times for a check in (as we make sure to do two sets) so that when we leave the tenant, they have a complete set. The new rental new form cannot transfer old data from the previous form - so for example, if you had a property in the old form, you have to retype everything into the new form, opening up two screen and cutting and pasting, and this can cause more drag time when there is so much to do when checking someone in. I have used the form only about 10 time so far, but I find most painful, the long Property Condition Form, which I wish was never changed. Regarding the back check off page, each company should have their own style. It is unnecessary, and of the 11 pages, we basically use 2 or three. Multiply this by 100 to 200 properties this year, and that is a lot of waste and space in the binder. I'm sorry I know someone worked really hard on this.
2.	If we can have option to select pages, as some property is one bedroom, 1 bath or 2 bath, while others can be 4 or 5 bedroom..... some do not have garage (like single family).... to eliminate pages that does not apply to certain type properties. Thank You.
3.	Clear and Cleaner I like it.
4.	Don't forget to update the page numbers at the bottom of each page.
5.	Excellent improvements! Keeping Realtors current with the changing times. Many Thanks to the committee members.
6.	When will you be correcting the signature date lines to allow an auto fill calendar feature? This has been repeatedly reported. Why was it even tampered with when the old forms had this feature?
7.	D2 - "when tenant moves out" needs to be CLEARER! It should state "if tenant does not leave the property in the same condition as move in - tenant will be charged rent". I've had homeowners want to do additional cleaning/repairs (at their choice and not related to how the property was left, and charge daily rent to the tenants). It just says "tenants will be charged rent until all repairs are completed" that is not specific enough - as you can interpret it to be "any repairs" and not specific repairs that they should have completed prior to move out. #9 - Pet, the language is inconsistent, the first sentences says "service animals, or other classifications". Then the 2nd to last sentence just says "assistance animal" . Then the last sentence says "misrep of a service animal". It's very confusing... someone could intercept the 2nd to last sentence to mean you can collect a pet deposit for a "support" animal but not an "assistance" animal. Then civil fines are only given if they misrep a "service" animal and not an "assistance" animal. I suggest - only using "service" or use "service/assistance" in all the sentences.
8.	Overall changes look good! Nice changes to clean up & organize a little better, be less confusing. - Under Section 9 re: Pets - should it specify which law was passed to impose the civil fine?... "Pursuant to Hawaii Law, Section x.x.x of the Hawaii Revised Statute (example), misrepresentation of a service animal..." - B.2. - great! - B.6. - great! - D.2. - maybe emphasize "Tenant will be charged RENT" (aka bold like before?) Not big deal, but helps to call out. This is often a point of contention at the end of the lease term.
9.	The pet paragraph is good. I like the change to smoke alarms makes it much clearer. I like the changes to subleasing addresses short term renting. Mahalo

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10.	Section 6(b) on month to month tenancy is not written well. The first sentence should describe a month to month tenancy (if needed). Second sentence should start, "If the Tenant gives notice, it must be 30 days etc." The third sentence should be about if the Landlord gives notice. Also, consider adding a sentence to cover prorated rent at the start of the lease. For example, the monthly rent is \$1000 starting on the 1st of the month. The tenant moves in on the 15th and should pay prorated 15 days rent when they move in but there's no where on the standard lease to account for that. It usually has to be a special term. Thanks.
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