



**SELLER'S REAL PROPERTY DISCLOSURE STATEMENT**  
**Hawaii Association of REALTORS® Standard Form**  
**Revised For Release**



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**Information Obtained from Public Records**  
**(May Be Completed by Listing Broker)**

Seller(s) Name(s) (All on Title): \_\_\_\_\_  
Property Reference or Address: \_\_\_\_\_  
Tax Map Key: Div. \_\_\_/Zone \_\_\_/Sec. \_\_\_/Plat \_\_\_/Parcel(s) \_\_\_/CPR(s) \_\_\_\_\_.  
Project Name (if applicable): \_\_\_\_\_ Association Name (if applicable): \_\_\_\_\_  
County Zoning: \_\_\_\_\_ State Land Use Designation: \_\_\_\_\_  
[ ] Fee Simple [ ] Leasehold Flood Zone \_\_\_\_\_  
Licensee: \_\_\_\_\_ Brokerage Firm: \_\_\_\_\_

**Purpose of Disclosure Statement:** Pursuant to Hawaii Revised Statutes, Chapter 508D (for residential real property), and under common law (for all other real estate transactions, including the sale of vacant land) a seller of residential real property is obligated to fully and accurately disclose in writing to a buyer all "material facts" concerning the property. **"Material facts" are defined as "any fact, defect, or condition, past or present, that would be expected to measurably affect the value to a reasonable person of the residential real property being offered for sale."** Pursuant to Hawaii Revised Statutes, Chapter 508D-8, this Disclosure Statement may exclude information regarding: 1) whether an occupant of the property was afflicted with acquired immune deficiency syndrome (AIDS), 2) the residential property was the site of an act or occurrence that had no effect on the physical structure or the physical environment of the property. This Disclosure Statement is intended to assist Seller in organizing and presenting all material facts concerning the Property. It is very important that Seller exercise due care in preparing responses to questions posed in the Disclosure Statement, and that all responses are made in good faith, are truthful and complete to the best of Seller's knowledge. Seller's agent, Buyer and Buyer's agent may rely upon Seller's disclosures. **SELLER IS ENCOURAGED TO OBTAIN PROFESSIONAL ADVICE AND/OR HAVE AN EXPERT INSPECT PROPERTY PRIOR TO PREPARING THE DISCLOSURE STATEMENT.**

**MUST BE COMPLETED BY SELLER ONLY**

**Seller's Statement:** This is a statement concerning information relating to the condition of Property that: (i) is within the knowledge or control of Seller; (ii) can be observed from visible, accessible areas; or (iii) which is required by Section 508D-4.5 and 508D-15, Hawaii Revised Statutes. Seller may not be aware of problems affecting Property, and there may be material facts of which Seller is not aware that qualified experts may be able to discover or time may reveal. Unless Buyer has been otherwise specifically advised, Seller has not conducted any inspections of generally inaccessible areas of Property. **BUYER SHOULD TAKE CARE TO PROTECT BUYER'S OWN INTEREST BY OBTAINING PROFESSIONAL ADVICE AND BY CONDUCTING THOROUGH INSPECTIONS AND OBTAINING EXPERT HELP IN EVALUATING PROPERTY AND BY OBTAINING BUYER'S OWN PUBLIC RECORDS.** The statements made below are made by Seller and are not statements or representations of Seller's agent unless specifically identified. The Disclosure Statement and the disclosures made by Seller are provided exclusively to Buyers involved in this transaction only, and do not apply to any subsequent sales not involving this Seller.

**THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY SELLER OR BY ANY AGENT REPRESENTING SELLER AND IS NOT A SUBSTITUTE FOR ANY EXPERT INSPECTION, PROFESSIONAL ADVICE, OR WARRANTY THAT BUYER MAY WISH TO OBTAIN.**

If not presently owner occupied, date of Seller's last visit \_\_\_\_\_.  
Has the property ever been rented during your term of ownership? [ ] Yes [ ] No If yes, Seller shall disclose all material facts obtainable from Property Manager(s). Name of Property Manager(s): \_\_\_\_\_

**General Instructions to Seller:** (1) Answer ALL questions in Sections A and B. (2) If Sections C, D, E, OR F apply to the subject property, even in part, that section shall be marked as applicable and the entire section must be filled out in its entirety. If sections C, D, E or F do not apply to the subject property, then that section should be marked with an NA. (3) If any items are checked or answered yes, explain all material facts known to you in Section G. (4) If additional space is needed to explain material facts, attach additional pages to this disclosure and sign/date at the bottom of each page. (5) All structures must be covered in the Disclosure Statement. Each separate structure may be addressed by an addendum or separate Disclosure Statement. (6) NTMK means NOT TO MY KNOWLEDGE. (7) NA means NOT APPLICABLE and cannot be answered by "Yes", "No", or "NTMK".

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE



**A. GENERAL: Do any of the following conditions exist? If "yes", check the appropriate box, reference the number, and describe in Section G.**

- |      | YES | NO  | NTMK | NA  |   |
|------|-----|-----|------|-----|---|
| 1)   | [ ] | [ ] | [ ]  | [ ] | Is the property subject to Covenants, Conditions and Restrictions (CC&Rs)?  |
| 1a)  | [ ] | [ ] | [ ]  | [ ] | Are there any violations of the Covenants, Conditions and Restrictions covering this property?  |
| 2)   | [ ] | [ ] | [ ]  | [ ] | Is the property currently used for transient accommodations (e.g. Short Term Vacation Rentals, B&B)?  |
| 2a)  | [ ] | [ ] | [ ]  | [ ] | Is the property licensed for transient accommodations?  |
| 2b)  | [ ] | [ ] | [ ]  | [ ] | If yes, are there any periodic re-licensing requirements?   |
| 2c)  | [ ] | [ ] | [ ]  | [ ] | Are you aware of any violations past or present of the license or regulations?  |
| 2d)  | [ ] | [ ] | [ ]  | [ ] | Has the property previously been used for transient accommodations?   |
| 3)   | [ ] | [ ] | [ ]  | [ ] | Is the property subject to any recorded or unrecorded land lease (e.g. Pasture lease, sandwich lease)?  |
| 3a)  | [ ] | [ ] | [ ]  | [ ] | If yes, are there any violations of the land leases?  |
| 4)   | [ ] | [ ] | [ ]  | [ ] | Is the property located in a Special Management Area?   |
| 4a)  | [ ] | [ ] | [ ]  | [ ] | If oceanfront property, are there any past and existing State Shoreline Certification? If yes, please attach.   |
| 5)   | [ ] | [ ] | [ ]  | [ ] | Is the property located in a tsunami evacuation zone?   |
| 6)   | [ ] | [ ] | [ ]  | [ ] | Is the property located in volcanic hazard Zone 1 or 2? (Only applicable to Island of Hawaii)   |
| 7)   | [ ] | [ ] | [ ]  | [ ] | Is the property subject to air pollution? (e.g., "VOG", Smog) If yes, clarify type of pollution.  |
| 8)   | [ ] | [ ] | [ ]  | [ ] | Is the property located in a geothermal subzone or near a geothermal facility?  |
| 9)   | [ ] | [ ] | [ ]  | [ ] | Is the property located in the regular path of aircraft and does it experience regular excessive aircraft noise?  |
| 10)  | [ ] | [ ] | [ ]  | [ ] | Is the property located within the boundaries of the Air Installation Compatibility Use Zone (restricted air space) of any Air Force, Army, Navy, or Marine Corps airport as officially designated by military authorities?   |
| 11)  | [ ] | [ ] | [ ]  | [ ] | Are you aware of the presence of or removal of unexploded military ordinance in this general area?  |
| 12)  | [ ] | [ ] | [ ]  | [ ] | Is the property located in a Special Flood Hazard Area based on FEMA's Flood Insurance Rate Maps (FIRM)?  |
| 12a) | [ ] | [ ] | [ ]  | [ ] | Does the property have a Pre-Flood Insurance Rate Map structure built before the following: Honolulu County 9/3/1980, Maui County 6/1/1981, Kauai County 11/4/1981, Hawaii County 5/3/1982  |
| 12b) | [ ] | [ ] | [ ]  | [ ] | Is there an Elevation Certificate? If yes, please attach.   |
| 12c) | [ ] | [ ] | [ ]  | [ ] | Has the property ever received Federal Disaster Funds?  |
| 13)  | [ ] | [ ] | [ ]  | [ ] | Are there any easements affecting the property?   |
| 14)  | [ ] | [ ] | [ ]  | [ ] | Are there any roadways, driveways, walls, fences, and/or other improvements which are shared with adjoining land owners?  |
| 15)  | [ ] | [ ] | [ ]  | [ ] | Are there any known encroachments?  |
| 16)  | [ ] | [ ] | [ ]  | [ ] | Are there any written agreements concerning items 13, 14, or 15?  |
| 17)  | [ ] | [ ] | [ ]  | [ ] | Is access to the property restricted?<br><input type="checkbox"/> Private Road <input type="checkbox"/> By Easement <input type="checkbox"/> Other  |
| 18)  | [ ] | [ ] | [ ]  | [ ] | Are there any violations of government regulations/ordinances related to the property?  |
| 18a) | [ ] | [ ] | [ ]  | [ ] | Are there any zoning or setback violations and/or citations?  |
| 19)  | [ ] | [ ] | [ ]  | [ ] | Are there any restrictions on rebuilding?   |
| 20)  | [ ] | [ ] | [ ]  | [ ] | Are there any nonconforming uses or unpermitted structures on the property?   |
| 21)  | [ ] | [ ] | [ ]  | [ ] | Is the property exposed to other types of recurring excessive noise (e.g., night club, school, street traffic, animals, coqui frogs)?   |
| 22)  | [ ] | [ ] | [ ]  | [ ] | Are there any additional facts regarding the property that may be deemed a material fact (e.g., history of homicide, felony, suicide, burglary)?  |
| 23)  | [ ] | [ ] | [ ]  | [ ] | Are there any other additional material facts related to the property concerning historic registers, Hawaii's Historic Preservation Program, archaeological surveys or historic features?   |
| 24)  | [ ] | [ ] | [ ]  | [ ] | Is there any existing or past damage to the property or any of the structures (interior or exterior) from earthquake, fire, smoke, flooding, leaks, landslides, falling rocks, tsunami, volcanic activity, or wind?   |
| 25)  | [ ] | [ ] | [ ]  | [ ] | Are there any additional material facts regarding the neighborhood that would be expected to measurably affect the value of the property (e.g., pesticides, soil problems, irrigation, odors, pending development in the area, road widening projects, zoning changes; rail, etc.)?               |
| 26)  | [ ] | [ ] | [ ]  | [ ] | Have there ever been substances, materials, or products known to be an environmental or health hazard such as, but not limited to, asbestos, formaldehyde, by-products of methamphetamine manufacturing, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water? |
| 27)  | [ ] | [ ] | [ ]  | [ ] | Is there filled land on the property?   |
| 28)  | [ ] | [ ] | [ ]  | [ ] | Has there ever been any settling or slippage, sliding, subsidence, or other soil problem?   |
| 29)  | [ ] | [ ] | [ ]  | [ ] | Has there ever been any drainage, water infiltration, seepage, flooding, or grading problems?   |
| 30)  | [ ] | [ ] | [ ]  | [ ] | Is there any damage caused by tree roots to/from the property or to/from another adjoining property?  |
| 31)  | [ ] | [ ] | [ ]  | [ ] | Were additions, modifications, and/or alterations made to the property without obtaining required approvals?  |

BUYER'S INITIALS & DATE

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YES NO NTMK NA

- 32) [ ] [ ] [ ] [ ] [ ] Does any other party have an unrecorded interest in the property and/or a say in its disposition?
- 33) [ ] [ ] [ ] [ ] [ ] Are there any lawsuits or foreclosure actions affecting the property?
- 34) [ ] [ ] [ ] [ ] [ ] If you purchased the property as a foreclosure, was the foreclosure judicial or non-judicial?

**B. UTILITIES AND SERVICES: Do any of the following exist? If yes, check the appropriate box, referenced the number, and describe in Section G.**

- 1) What is the source of water supply?
  - a) [ ] Public [ ] Private
    - Is the property separately metered? [ ] Yes [ ] No
    - Is there a sub-meter? [ ] Yes [ ] No
    - Is there a shared water supply? [ ] Yes [ ] No
  - b) [ ] Catchment: Tank type \_\_\_\_\_ Capacity \_\_\_\_\_ Age \_\_\_\_\_ Condition \_\_\_\_\_
  - c) [ ] Other \_\_\_\_\_
- 2) What type of waste water/sewage system does the property have?
  - a) [ ] Public Sewer [ ] Private Sewer Connected? [ ] Yes [ ] No
    - If not, is connection currently required? [ ] Yes [ ] No
    - Is there a separate sewer fee? [ ] Yes [ ] No If yes, describe in Section G.
    - [ ] Individual Sewage Treatment Plant Vendor \_\_\_\_\_
    - [ ] Cesspool [ ] Septic System Location \_\_\_\_\_
    - Last Pumped \_\_\_\_\_ How Often? \_\_\_\_\_
    - Did any cesspool or septic system pumping/overflow generate a report to any governmental agency? [ ] Yes [ ] No
    - Was there a fine? [ ] Yes [ ] No
  - b) Does the cesspool serve more than one dwelling or living unit (A "dwelling" or, "living unit" is defined as having its own kitchen/food preparation area, bathroom and sleeping/living area), including "ohana" units? [ ] Yes [ ] No
  - c) [ ] Abandoned septic or cesspool Location \_\_\_\_\_ Filled? [ ] Yes [ ] No [ ] NTMK
- 3) What is the source of electrical power?
  - [ ] Public [ ] Photo Voltaic [ ] Other: \_\_\_\_\_
  - a) Is the property subject to Special Subdivision Project Provision (SSPP) connection fees? [ ] Yes [ ] No
  - b) Hawaii law requires Sellers who pay their electricity bills directly to make a good faith declaration of electricity costs based upon the most recent three-month period that the property was occupied. In this context, answer the following:
    - Do you pay the electrical utility bill directly? [ ] Yes [ ] No
    - If yes, please state the amount you paid for electricity for the most recent three-month period that the property was occupied.
    - Mon/Yr: \_\_\_\_\_ Amount: \_\_\_\_\_ Mon/Yr: \_\_\_\_\_ Amount: \_\_\_\_\_ Mon/Yr: \_\_\_\_\_ Amount: \_\_\_\_\_

**Buyer's actual electricity costs may vary substantially based on usage or consumption. If Seller's usage is significantly lower or higher than normal usage would suggest, please describe in Section G.**

- c) If Seller's interest in a photovoltaic system is included in the sale, answer the following and attach ALL applicable documentation (i.e. leases/finance agreements, service/maintenance agreements, utility agreements net metering / buyback and/or credit agreements, user manuals, battery maintenance and warranties)
  - Is the system [ ] Leased [ ] Financed [ ] Owned outright [ ] Other \_\_\_\_\_
  - d) If there is a photovoltaic system, does it contain an energy storage system, such as batteries? [ ] Yes [ ] No
- 4) If a Solar Hot Water System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
  - Is the system [ ] Leased [ ] Financed [ ] Owned outright Year installed: \_\_\_\_\_
- 5) If a Security Alarm and/or Home Automation System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
  - Is the system [ ] Leased [ ] Financed [ ] Owned outright
- 6) Gas: [ ] Piped [ ] Tank [ ] None
- 7) Telephone Service: [ ] Traditional [ ] Cable [ ] Cell [ ] Satellite
- 8) Television Service: [ ] Cable [ ] Satellite [ ] Antenna [ ] Not available
- 9) Broadband Internet [ ] DSL [ ] Cable [ ] None [ ] Other
- 10) US Postal Delivery: [ ] PO Box [ ] Community/Cluster
  - [ ] Individual Curbside Box [ ] Other: \_\_\_\_\_

**[ ] C. ASSOCIATIONS (Condominium associations/CPR are described in Section D): Answer the following questions.**

- 1) Name of Homeowners Association (HOA)/Community Association (CA) Management Firm(s): \_\_\_\_\_ Phone(s): \_\_\_\_\_
- 2) Is membership mandatory? [ ] Yes [ ] No

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- 3) HOA/CA fee(s) and payment frequency: \_\_\_\_\_  
 What is included in the fee(s)? \_\_\_\_\_
- 4) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against the Association, describe. \_\_\_\_\_
- 5) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? \_\_\_\_\_
- 6) Are there any restrictions/prohibitions imposed upon pet ownership? \_\_\_\_\_

**[ ] D. CONDO SPECIFIC: Answer the following.**

- 1) Name of Association of Apartment/Unit Owners (AOAO/AOOU) Management Firm: \_\_\_\_\_ Phone(s): \_\_\_\_\_
- 2) Is membership mandatory? [ ] Yes [ ] No
- 3) AOAO/AOOU fee(s) and payment frequency: \_\_\_\_\_  
 What is included in the fee(s)? \_\_\_\_\_
- 4) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against your Association, describe. \_\_\_\_\_
- 5) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? \_\_\_\_\_
- 6) Are there any restrictions/prohibitions imposed upon pet ownership? \_\_\_\_\_
- 7) Is the Seller the developer of the CPR (Condominium Property Regime)? \_\_\_\_\_  
 7a) If yes, has the Seller/developer sold one or more of the properties in the CPR? \_\_\_\_\_  
 7b) If yes, what is the expiration date of the Public Report? \_\_\_\_\_
- 8) Does this unit include parking? If yes, how many? \_\_\_\_\_ Stall Number(s) \_\_\_\_\_  
 [ ] Assigned [ ] Unassigned  
 [ ] Covered [ ] Partial [ ] Uncovered [ ] Private Garage [ ] Carport  
 [ ] Standard [ ] Compact [ ] Tandem

**YES NO NTMK NA**

- 8a) [ ] [ ] [ ] [ ] [ ] If the unit includes parking, is it deeded with the unit?
- 8b) [ ] [ ] [ ] [ ] [ ] Are there any issues or special arrangements with the parking stall(s)?
- 9) [ ] [ ] [ ] [ ] [ ] Does the unit include any storage unit(s), boat dock(s), or anything additional?
- 9a) [ ] [ ] [ ] [ ] [ ] If the unit includes any of the above, is it deeded with the unit?
- 10) [ ] [ ] [ ] [ ] [ ] Has there been any damage to the unit due to leakage or water intrusion from above or adjacent to the unit, or damage caused by leakage or water intrusion from the unit to areas or space below the unit?
- 11) [ ] [ ] [ ] [ ] [ ] Are you aware of any defects to the common or limited common elements affecting the unit?

**[ ] E. IMPROVEMENTS: Defined as a dwelling on the property; additions, alterations, modifications, structural or otherwise in/on property/etc. Answer the following questions. If yes, check the appropriate box, reference the question number, and describe in Section G.**

**YES NO NTMK NA**

- 1) [ ] [ ] [ ] [ ] [ ] Do any improvements, additions, structural modifications or alterations exist at the property without required building permits, association design committee or other governmental approvals?
- 2) [ ] [ ] [ ] [ ] [ ] Were any improvements, additions, structural modifications or alterations built/made with building permits, association design committee or other governmental approvals?
- 2a) [ ] [ ] [ ] [ ] [ ] For any improvement(s) subject to a mechanic's and materialman's lien, has Notice of Completion been published?  
 Date of publication \_\_\_\_\_ [ ] Unknown
- 2b) \_\_\_\_\_ →
- 2c) [ ] [ ] [ ] [ ] [ ] Were any of the building permits not finalized (closed) by the permitting agency?
- 2d) [ ] [ ] [ ] [ ] [ ] Were any of the improvements to the property built under an owner-builder permit?
- 2e) \_\_\_\_\_ → (a) Date of Final Inspection Approval by the County: \_\_\_\_\_
- 3) [ ] [ ] [ ] [ ] [ ] Was any electrical or plumbing work done without a licensed electrician or plumber?
- 4) [ ] [ ] [ ] [ ] [ ] Is the Seller/Builder a licensed contractor who is providing warranties?
- 5) [ ] [ ] [ ] [ ] [ ] Have you given any release or waiver of liability, or release from a warranty to any government agency, contractor, engineer, architect, land surveyor, or landscape architect, for any defect, mistake, or omission in the design or construction of this Property?
- 6) [ ] [ ] [ ] [ ] [ ] Is the property sprinklered for fire protection?
- 7) [ ] [ ] [ ] [ ] [ ] Is the property equipped with smoke/carbon monoxide detectors? How many? Are they wired into the electrical system?

\_\_\_\_\_  
 BUYER'S INITIALS & DATE

\_\_\_\_\_  
 SELLER'S INITIALS & DATE



SELLER

DATE

SELLER

DATE

**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. 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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BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE