



Agenda

Regular Meeting of the Standard Forms Committee
October 27, 2022

Exhibit Index

- A Minutes, Regular Meeting of the Standard Forms Committee (Sept. 22, 2022).
- B HAWAI'I ASSOCIATION OF REALTORS®, STANDARD FORM REVISION SCHEDULE (perm. ed., rev. Oct. 24, 2022).
- C HAWAI'I ASSOCIATION OF REALTORS®, DRAFTING AND EDITING STANDARD FORM CONTRACTS (2022).
- D Seller's Real Property Disclosure Statement (SFC Draft July 7, 2022) (annotated).
- E Seller's Real Property Disclosure Statement (SFC Draft July 7, 2022) (clean).
- F Member Comments on Seller's Real Property Disclosure Statement (SFC Draft July 7, 2022).
- G Agreement of Sale Addendum (SFC Draft Aug. 25, 2022) (annotated).
- H Agreement of Sale Addendum (SFC Draft Aug. 25, 2022) (clean).
- I Member Comments on Agreement of Sale Addendum (SFC Draft Aug. 25, 2022).
- J Brian Lee's Comments on Agreement of Sale Addendum (SFC Draft Aug. 25, 2022).
- K Cooperating Brokerage Firm's Separate Contract (Nov. 1, 2022).
- L Notice of Termination (SFC Draft July 7, 2022) (annotated).
- M Notice of Termination (SFC Draft July 7, 2022) (clean).
- N Member Comments on Notice of Termination (SFC Draft May 26, 2022).
- O Counter Offer (Subcommittee Draft May 17, 2022) (annotated).
- P Counter Offer (Subcommittee Draft May 17, 2022) (clean).
- Q Post Closing Occupancy Contract (Subcommittee Draft Feb. 21, 2022) (annotated).
- R Post Closing Occupancy Contract (Subcommittee Draft Feb. 21, 2022) (clean).
- S Exclusive Right-to-Sell Listing Contract (Nov. 1, 2022).

T Rental Agreement (Nov. 1, 2022).

U Residential Leasehold Property Addendum (Nov. 1, 2022).

V Purchase Money Mortgage Addendum (Nov. 1, 2022).

I. Call to Order 9:30 a.m. Dusty Woodstock

II. Administrative Matters

A. Prior Meeting Minutes 9:31 a.m. Dusty Woodstock

- Draft prior meeting minutes (Exhibit A).
- Revise or approve.

B. Supporting Documents 9:41 a.m. Jason E. Korta

- Revision schedule (Exhibit B).
- Drafting guide (Exhibit C).

C. Unauthorized Use of Standard Forms 9:42 a.m. Jason E. Korta

- Update.
- New search.

III. Updates

A. Seller's Real Property Disclosure Statement 9:57 a.m. Matt Babich;
Lovette Llantos

- Electronic SRPDS.
- Revised SRPDS:
 - Committee's draft (see exhibits D-E).
 - Comment period (August 19, 2022-September 19, 2022).
 - Member comments (Exhibit F).

- Recommend draft to board of directors.

B. Agreement of Sale Addendum 11:27 a.m. Berton Hamamoto

- Committee's draft (see exhibits G-H).
- Comment period (Sept. 23, 2022-Oct. 23, 2022).
- Member comments (Exhibit I).
- Brian Lee's comments (Exhibit J).
- Recommend a draft to the board of directors.

Lunch 11:57 a.m.

C. Cooperating Brokerage Firm's Separate Contract 12:27 p.m. Patrick W. O'Neill; Phoebe Nikolakakis

- Cooperating Brokerage Firm's Separate Contract (Nov. 1, 2022) (Exhibit K).
- Accounting Survey.
- GET counterfactuals.

D. Notice of Termination 12:57 p.m. Tony Pace

- Committee's draft (see exhibits L-M).
- Comment period (June 3, 2022-July 3, 2022).
- Member comments (Exhibit N).
- Recommend draft to board of directors.

E. Counter Offer 1:27 p.m. Ayako Ancheta

- Subcommittee's draft (see exhibits O-P).
- Agree on draft to post for member comment.

F. Post Closing Occupancy Contract 1:56 p.m. Laura Lewis

- Subcommittee's draft (see exhibits Q-R).
- Agree on draft to post for member comment.

G. Purchase Contract 2:21 p.m. Patrick O'Neill

- Subcommittee considering miscellaneous, *ad hoc* revisions.
- Subcommittee draft ETA?

IV. New Matters

A. Exclusive Right-to-Sell Listing Contract 2:26 p.m. Jason E. Korta;
John Connelly

- Exclusive Right-to-Sell Listing Contract (Nov. 1, 2022) (Exhibit S).
- Typographic errors.
- KK's camera provision recommendation.

B. Rental Agreement

- Rental Agreement (Nov. 1, 2022) (Exhibit T).
 - Typographic errors.
- 2:41 p.m. Jason E. Korta;
Dusty Woodstock

C. Residential Leasehold Property Addendum

- Residential Leasehold Property Addendum (Nov. 1, 2022) (Exhibit U).
 - Typographic errors.
- 2:56 p.m. Jason E. Korta;
Tony Pace

D. Purchase Money Mortgage Addendum

- Purchase Money Mortgage Addendum (Exhibit V), like the Agreement of Sale Addendum, offers a means of alternative financing.
 - Direct subcommittee to review it and, if necessary and appropriate, offer a draft to the committee of their proposed revisions?
- 3:12 p.m. Jason E. Korta;
Gary Apperson

E. Multiple Offers Addendum

- 3:13 p.m. Dusty Woodstock
- Ask for board's permission to create?

V. Next Meeting

- 3:28 p.m. Dusty Woodstock
- 9:30 a.m.-3:30 p.m., November 17, 2022, via Zoom.

VI. Adjournment

- 3:29 p.m. Dusty Woodstock