

# Minutes



Standard Forms Committee Meeting  
Thursday, September 7, 2017  
HawaiiUSA FCU Community Room

The Standard Forms Committee ("SFC") meeting for the Hawaii Association of REALTORS® was held on Thursday, September 7, 2017 at the HawaiiUSA FCU Community Room. The meeting was called to order at 9:35 a.m. by Chair Eric Yama.

Chair Eric Yama; Vice Chair Arabel Cambor; Bridget Arrastia; Sharon Brown; Beth Daily; Patti Ichida; Lori Kaizawa; Joan Matsuoka; Liz Moore; Roy Sakamoto; Jeannie Wenger; Dusty Woodstock. Staff: Ethel Keyes. Guest: Shimpei Oki.

The minutes of July 19, 2017 was accepted.

1. The RR226 – Document Receipt and Approval Subcommittee will present further revisions to the form at the next SFC meeting. It will take prior input from the Executive Committee into consideration while working on the changes.
2. Chair Eric Yama reported that there was a request from a member to create a Satisfaction of Contingency form. Discussion was held. It was decided that it is not necessary to create such a form at this time.
3. Chair Eric Yama asked how the committee is doing with testing of the RR109 – SRPDS in the zipForm Plus test site. This is to test usage of the agent filling out a portion of the form and the seller filling out their portion. It was requested that Ethel resend to the SFC the email from zipForm that included information on the test account so the SFC can test the usage of the form.
4. Vice Chair Arabel Cambor updated the SFC that the GAC has decided to further look into the Landlord Tenant Code Exemption of Holdover Seller issue.

1. RR224 – VA Financing Addendum

The subcommittee presented its draft to the SFC. Discussion was held and revisions were made. The subcommittee was tasked to research what are non-allowables and allowables as well as look up the law to see if a VA Addendum is required and report back at the next SFC meeting.

2. RR201 – Purchase Contract

The SFC continued its review of the Purchase Contract.

F-7 Notice on Conveyance Tax paragraph, second sentence:

**A motion was adopted to revise this sentence to the following: If the selection changes from Buyer's "principal residence" to "other than Buyer's principal residence", Buyer shall provide written notification to Seller and Escrow no later than \_\_\_\_\_ ( ) days [or fifteen (15) days if left blank] after Acceptance Date.**

F-10 Risk of Loss paragraph:

**A motion was adopted to go back to the original verbiage as it states in the current form to read: Risk of loss passes to Buyer upon closing or Buyer's possession of the Property, whichever occurs sooner.**

The SFC ended on H-2 (b).

There being no further business, the meeting was adjourned at 3:30 p.m.

Ethel Keyes  
Manager of Member Services

## CALL TO ORDER

## ATTENDEES

## MINUTES

## UPDATES

## UNFINISHED/NEW BUSINESS

## ADJOURNMENT