

Agent: _____ Phone: _____

****If answer is "yes", using the SAME number below, describe in the space provided.****

- | Yes | No | NTMK | Note: In case of Planned Unit Development, questions #14 to #17 apply to common areas only. |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (12) Is Property located in a designated Flood Hazard Zone? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (13) Is Property covered by Flood Insurance? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (14) Is Property located in a tsunami inundation area? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (15) Has there been any substantial damage to Property due to earthquake, fire, floods, winds, landslides, tsunami, or volcanic activity within the last five years? |

Number of Question answered "YES" and Explain:

C. FINANCIAL

What do the Apartment Maintenance fees include?

- | | | | |
|--------------------------|------------------|--------------------------|---------------------------------------|
| <input type="checkbox"/> | Air Conditioning | <input type="checkbox"/> | Real Property Tax |
| <input type="checkbox"/> | Cable TV Signal | <input type="checkbox"/> | Recreation/Community Association Dues |
| <input type="checkbox"/> | Electricity | <input type="checkbox"/> | Water & Sewer |
| <input type="checkbox"/> | Gas | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Lease Rent | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Parking | | |

How frequently is a financial statement prepared? Monthly Quarterly

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____

****If answer is "yes", using the SAME number below, describe in the space provided.****

- | Yes | No | NTMK | | |
|-----|-----|------|------|---|
| [] | [] | [] | (16) | Has the Association or Corporation Board of Directors approved a maintenance fee increase, special assessment, or loan? |
| [] | [] | [] | (17) | Are any special assessments or loans in effect at this time? |
| [] | [] | [] | (18) | Are any assessments required to be paid in full at the time of conveyance of ownership? |

Number of Question answered "YES" and Explain:

D. PROPERTY CONDITION

****If answer is "yes", using the SAME number below, describe in the space provided.****

Are there any major repairs required or planned within the next 12 months with respect to the following common elements/common areas of the Property?

- | Yes | NTMK | | Yes | NTMK | |
|----------|------|-------------------------|----------|------|------------------------|
| (19) [] | [] | Barbecue Facilities | (32) [] | [] | Sauna |
| (20) [] | [] | Drainage | (33) [] | [] | Security Systems |
| (21) [] | [] | Driveways/Parking Areas | (34) [] | [] | Sewage Treatment Plant |
| (22) [] | [] | Electrical Systems | (35) [] | [] | Slab(s) |
| (23) [] | [] | Elevators | (36) [] | [] | Spas |
| (24) [] | [] | Exterior Walls | (37) [] | [] | Sprinkler System |
| (25) [] | [] | Foundations | (38) [] | [] | Swimming Pool |
| (26) [] | [] | Lanai Decks/Railings | (39) [] | [] | Tennis Courts |
| (27) [] | [] | Paint | (40) [] | [] | Trash Chutes |
| (28) [] | [] | Plumbing | (41) [] | [] | Walkways |
| (29) [] | [] | Pool Deck/Railings | (42) [] | [] | Wall(s)/Fences |
| (30) [] | [] | Rec. Room Equipment | (43) [] | [] | Water Features |
| (31) [] | [] | Roofing | (44) [] | [] | Other _____ |

- | Yes | No | NTMK | | |
|-----|-----|------|------|--|
| [] | [] | [] | (45) | Are lanai enclosures presently permitted by the Association or Corporation Board of Directors? |
| [] | [] | [] | (46) | Do you know, within the past year, of the presence of live infestation, wood boring insects/termites in the common elements/common areas of Property? |
| [] | [] | [] | (47) | Do you know, within the past year, of leaks and/or water damage in the common elements/common areas of Property? |
| [] | [] | [] | (48) | Are you aware, within the past year, of any structural problems in the common elements/common areas caused by water, settling, sliding, subsidence, filled land, etc.? |

Number of Questions

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____

Information reasonably available to the Managing Agent at the time this form was completed. It has been provided by the Managing Agent at Owner/Seller's request and is believed to be current and correct to the best of the Managing Agent's knowledge at the time this form was completed. All persons relying upon the information contained herein are advised that the information provided cannot be considered a substitute for a careful inspection of Property and Property's governing documents, meeting minutes, financial documents and other documentation; and that they should refer to qualified experts in the various professional fields, including but not limited to attorneys, accountants, architects, engineers, contractors and other appropriate professionals for detailed evaluation of areas where additional clarification or information is desired. The person or entity completing the form is doing so only as a accommodation to the parties and shall not be held liable for any errors or omissions whatsoever. The person or entity completing this form is not required to and has not completed any special investigation, and is only reporting facts already known to that person or entity or readily available. Specifically and without limitation, the person or entity completing the form has not reviewed any records except official records of meetings in the possession of that person or entity and only for the current and prior year. Where the answer to a question is not applicable, unknown or is otherwise unanswerable, it has been marked "NTMK". Where the Managing Agent has marked "NTMK" or "NO" in response to a question concerning property condition, it must be recognized that this does not mean there may not be a defect which an expert could discover or the passage of time would reveal. Likewise, a problem could be more serious than the Managing Agent, the Association, the Corporation or its Board of Directors knows. All such persons having access to this Property Information Form understand and acknowledge that this Property Information Form is not a warranty or guaranty of any kind by the Managing Agent, the Association or its Board of Directors.

Person completing this form:

Signature

Date

April 1, 2017

Name: **Victoria Johnson, CMCA, AMS** Title: **General Manager**

Company: **AOAO Maui Vista**

Address: **2191 S Kihei Road, Suite #1119 Kihei, HI 96753**

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BUYER

2191 S Kihei Road Kihei, HI 96753