



PROPERTY INFORMATION FORM



Condominium, Co-op, PUD, and other Homeowner Organizations
Hawaii Association of Realtors Standard Form
(To be used in conjunction with RR105a Sellers' Real Property Disclosure Statement - Condominium/Co-op/PUD/and other Homeowner Organizations)
Revised 6/96 (NC) For Release 5/02

Disclaimer: This form is available for use by the entire real estate industry. The use of this form is not intended to identify the real estate licensee as a REALTOR. REALTOR is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

Completion Date: _____

Name of Property: _____

All references hereafter to the word "Property" shall refer to the above.

Property Reference: _____

Tax Map Key: Div. _____/Zone _____/Sec. _____/Plat _____/Parcel _____/CPR _____ (if applicable).

Property is managed by a licensed real estate broker. [] Yes [] No If a licensed real estate broker, is managing agent registered with the Real Estate Commission as a Condominium Managing Agent? [] Yes [] No

Name of Managing Agent: _____

Managed by this Managing Agent since: _____

Managing Agent provides (Check those services that apply):

[] Administrative Management Services

[] Fiscal Management Services

[] Physical Management Services

[] Other Management Services - _____

[] Property is self-managed since: _____

A. GENERAL & LEGAL

Total number of apartments: _____ Number of guest parking stalls available: _____

If applicable, what percentage of Condominium Apartments has been sold and conveyed (excluding to the Developer)? _____%

If applicable, what approximate percentage of Condominium Apartments is owner-occupied? _____%

Approximately how many foreclosures have been filed by the Board of Directors during the past twelve (12) months? _____

What approximate percentage of owners is more than one month delinquent in maintenance fees? _____%

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

Yes No NTMK (Not To My Knowledge)

[] [] [] (1) Within the past year, has the Board of Directors had discussions with the lessor regarding the purchase of the leased fee interest in the land?

[] [] [] (2) Is Property subject to phasing or development of additional increments?

[] [] [] (3) Has the Owners Association or Corporation been in control of the operations of Property for less than two (2) years?

[] [] [] (4) Are there any lawsuits, arbitration or mediation actions affecting Property and/or Association other than delinquent owner maintenance fees?

Attorney for Association of Apartment Owners: _____

NOTE: Any attorney fees or other costs incurred for further answering this inquiry shall not be at the expense of the Association of Apartment Owners, nor of the Managing Agent.

[] [] [] (5) If Property is a Condominium, does any single entity, individual or partnership own more than 10 percent of the common interest of Property?

[] [] [] (6) Are any Association or Corporation approvals required for transfer of Ownership?

[] [] [] (7) Is a resident manager's apartment a part of the common elements, or is one owned by the Association or Corporation (does not apply to Planned Unit Developments)?

[] [] [] (8) Is a time share operation existing at Property? Name of Operator: _____

[] [] [] (9) Is there a hotel, transient vacation rental operation, or other organized rental program at Property? Name of operator? _____

[] [] [] (10) Have any of the following items been discovered by the Association or Corporation at Property?

[] asbestos; [] formaldehyde; [] radon gas; or, [] lead-based paint

[] [] [] (11) Are there commercial apartments, lots or commercial use of the common areas or common elements at Property?

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____



Number of Question answered "YES" and Explain:

B. INSURANCE

Name of Insurance Company: _____

Name of Insurance 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
Specify: Cash Basis Accrual Basis

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 Question answered "YES" and Explain:

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Property Reference: _____

