



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: January 1, 2017

Name of Property: Maui Vista Resort Condominiums

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

Property Reference: 2191 S Kihei Road Kihei, HI 96753

Tax Map Key: Div. 2 /Zone 3 /Sec. 9 /Plat 18 /Parcel 3 /CPR (if applicable).

Property is managed by a licensed real estate broker. [ ] Yes [ x ] 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: Self Managed, AOA

Managed by this Managing Agent since: June 2013 - General Manager changes

Managing Agent provides (Check those services that apply):

- [ x ] Administrative Management Services
[ ] Fiscal Management Services
[ x ] Physical Management Services
[ ] Other Management Services -

[ x ] Property is self-managed since: July 1, 2002 Opened

A. GENERAL & LEGAL

Total number of apartments: 280 Number of guest parking stalls available: 280

If applicable, what percentage of Condominium Apartments has been sold and conveyed (excluding to the Developer)? 100%

If applicable, what approximate percentage of Condominium Apartments is owner-occupied? 10%

Approximately how many foreclosures have been filed by the Board of Directors during the past twelve (12) months? 1

What approximate percentage of owners is more than one month delinquent in maintenance fees? 2%

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

Yes No NTMK (Not To My Knowledge)

- [ ] [ x ] [ ] (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?
[ ] [ x ] [ ] (2) Is Property subject to phasing or development of additional increments?
[ ] [ x ] [ ] (3) Has the Owners Association or Corporation been in control of the operations of Property for less than two (2) years?
[ ] [ x ] [ ] (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: Merchant & Horowitz, Attorneys
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.
[ ] [ x ] [ ] (5) If Property is a Condominium, does any single entity, individual or partnership own more than 10 percent of the common interest of Property?
[ ] [ x ] [ ] (6) Are any Association or Corporation approvals required for transfer of Ownership?
[ ] [ x ] [ ] (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)?
[ ] [ x ] [ ] (8) Is a time share operation existing at Property? Name of Operator:
[ ] [ x ] [ ] (9) Is there a hotel, transient vacation rental operation, or other organized rental program at Property? Name of operator: AOA Self Managed Front Desk (since July 1, 2009)
[ ] [ x ] [ ] (10) Have any of the following items been discovered by the Association or Corporation at Property? [ ] asbestos; [ ] formaldehyde; [ ] radon gas; or, [ ] lead-based paint
[ ] [ x ] [ ] (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

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Number of Question answered "YES" and Explain:

**B. INSURANCE**

Name of Insurance Company: Lexington Insurance Company

Name of Insurance Agent: Insurance Associates, Inc. David Gerlach Phone: (808) 879-1602

**\*\*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.**

- (12) Is Property located in a designated Flood Hazard Zone?
- (13) Is Property covered by Flood Insurance?
- (14) Is Property located in a tsunami inundation area?
- (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 checked="" type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Recreation/Community Association Dues   |
| <input type="checkbox"/> Electricity                | <input checked="" type="checkbox"/> Water & Sewer  |
| <input type="checkbox"/> Gas                        | <input checked="" type="checkbox"/> Other: <u>Security</u> <u>x Common Area / Building &amp; Grounds Maintenance</u> |
| <input type="checkbox"/> Hot Water                  | <input checked="" type="checkbox"/> Other: <u>AOAO Administration</u> <u>x Common area Electricity; Pest Control</u> |
| <input type="checkbox"/> Lease Rent                 | <input checked="" type="checkbox"/> Other: <u>Refuse removal</u> <u>x Insurance on buildings</u>                     |
| <input checked="" type="checkbox"/> Parking         |  |

How frequently is a financial statement prepared?  Monthly  Quarterly  
Specify:  Cash Basis  Accrual Basis

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

- | Yes | No    | NTMK |      |   |
|-----|-------|------|------|---|
| [ ] | [ x ] | [ ]  | (16) | Has the Association or Corporation Board of Directors approved a maintenance fee increase, special assessment, or loan? |
| [ ] | [ x ] | [ ]  | (17) | Are any special assessments or loans in effect at this time?  |
| [ ] | [ x ] | [ ]  | (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) [ ]   | [ x ] | Barbecue Facilities     | (32) [ ]   | [ x ] | Sauna  |
| (20) [ ]   | [ x ] | Drainage                | (33) [ ]   | [ x ] | Security Systems                               |
| (21) [ ]   | [ x ] | Driveways/Parking Areas | (34) [ ]   | [ x ] | Sewage Treatment Plant                         |
| (22) [ ]   | [ x ] | Electrical Systems      | (35) [ ]   | [ x ] | Slab(s)  |
| (23) [ ]   | [ x ] | Elevators               | (36) [ ]   | [ x ] | Spas   |
| (24) [ ]   | [ x ] | Exterior Walls          | (37) [ ]   | [ x ] | Sprinkler System                               |
| (25) [ ]   | [ x ] | Foundations             | (38) [ ]   | [ x ] | Swimming Pool                                  |
| (26) [ ]   | [ x ] | Lanai Decks/Railings    | (39) [ ]   | [ x ] | Tennis Courts                                  |
| (27) [ x ] | [ ]   | Paint                   | (40) [ ]   | [ x ] | Trash Chutes                                   |
| (28) [ x ] | [ ]   | Plumbing                | (41) [ ]   | [ x ] | Walkways                                       |
| (29) [ ]   | [ x ] | Pool Deck/Railings      | (42) [ ]   | [ x ] | Wall(s)/Fences                                 |
| (30) [ ]   | [ x ] | Rec. Room Equipment     | (43) [ ]   | [ x ] | Water Features                                 |
| (31) [ x ] | [ ]   | Roofing                 | (44) [ x ] | [ ]   | Other <u>Landscaping and tree replacements</u> |

- | Yes   | No    | NTMK |      |  |
|-------|-------|------|------|--|
| [ ]   | [ x ] | [ ]  | (45) | Are lanai enclosures presently permitted by the Association or Corporation Board of Directors?   |
| [ x ] | [ ]   | [ ]  | (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?                  |
| [ ]   | [ x ] | [ ]  | (47) | Do you know, within the past year, of leaks and/or water damage in the common elements/common areas of Property?   |
| [ ]   | [ x ] | [ ]  | (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:

- (27) Building 3 Paint, Spalling Fascia Repairs, Termite Prevention.
- (28) Ongoing plumbing inspection project - Preventive maintenance.
- (31) Ongoing roof inspections - tiles inspected every 6 months for stability
- (44) Landscape Committee is purchasing new trees, replacing old hedges, and improving property
- (46) Termite infestation treated as needed.

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**E. DISCLAIMER**

While not guaranteed, the information contained in this Property Information Form is based on 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 January 1, 2017  
Date

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

Company: AOAO Maui Vista

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

Phones 808-879-5373 Fax (808) 874-7097

E-Mail aoaomv@gmail.com

**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, AS AMENDED. 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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