



PROPERTY INFORMATION FORM



Condominium, Co-op, PUD, and other Homeowner Organizations
Hawaii Association of Realtors Standard Form
(To be used in conjunction with RR109 Seller's Real Property Disclosure Statement)
Revised 9/03 (NC) For Release 5/08

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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; [] lead-based paint; [] mold, mildew, fungus

[] [] [] (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: _____



****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 | No | NTMK | | Yes | No | 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: _____

