



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 11/10

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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: _____

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Property Information Form

RR105c Rev. 9/03

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Sandra Sagisi Moser

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Berardy Trump

This image shows a blank sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Name of Insurance Company: _____
Name of Insurance Agent: _____ Phone: _____

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?

[illegible]

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	

 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

- (19) [] [] Barbecue Facilities
- (20) [] [] Drainage
- (21) [] [] Driveways/Parking Areas
- (22) [] [] Electrical Systems
- (23) [] [] Elevators
- (24) [] [] Exterior Walls
- (25) [] [] Foundations
- (26) [] [] Lanai Decks/Railings
- (27) [] [] Paint
- (28) [] [] Plumbing
- (29) [] [] Pool Deck/Railings
- (30) [] [] Rec. Room Equipment
- (31) [] [] Roofing

Yes NTMK

- (32) [] [] Sauna
- (33) [] [] Security Systems
- (34) [] [] Sewage Treatment Plant
- (35) [] [] Slab(s)
- (36) [] [] Spas
- (37) [] [] Sprinkler System
- (38) [] [] Swimming Pool
- (39) [] [] Tennis Courts
- (40) [] [] Trash Chutes
- (41) [] [] Walkways
- (42) [] [] Wall(s)/Fences
- (43) [] [] Water Features
- (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: _____

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 _____ Date _____

Name: _____ Title: _____
Company: _____
Address: _____
Phones _____ Fax _____
E-Mail _____

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).

BUYER'S INITIALS & DATE _____ SELLER'S INITIALS & DATE _____

Property Reference: _____

HICENTRAL MLS, LTD.
PROPERTY TYPE - CONDO / CO-OP / TOWNHOUSE / PUD

KEYWORDS: Fill in the boxes for each keyword. (R)s denote **required** entries for adding a listing. (RC)s denote conditionally required entries for adding a listing.**MLS INFORMATION**

(R)TMK # <u>1-2-6-003-061-0352</u>		MLS # _____	
<small>Div/Zone/Sec/Plat/Parcel/CPR</small>			
(R)Street No. <u>223</u>	St Dir. _____	(R)Street Name <u>Saratoga Road</u>	(R>List Price <u>\$2,900,000.00</u>
(R)City <u>Honolulu</u>	(R)State <u>HI</u>	(R)Zip Code <u>96815</u>	(R)Unit # <u>#2602</u>
Co-Listing Agent Code _____	(R)Listing Agent Code <u>HLRB</u>		
(R)Listing Expire Date <u>February 21, 2011</u>	(R)Listing Date <u>February 21, 2011</u>		
(R)Coop Broker Commission <u>3</u>	(R)Listing Type (ER/EA) <u>ER</u>		
(RC)Method _____	(R)Dual/Var Rate Comm. (Y/N) <u>Y</u>		
(R)GE Tax Paid by Seller (Y/N) <u>N</u>	Comp. Subj. To (CRT/LNDR/OTH) <u>N/A</u>		
(R)Show Internet? (Y/N) <u>Y</u>	(R)Take Photo (Y/N) <u>Y</u>	Seller's Initials	
	(RC)Show Addr Internet (F/N/P) <u>F</u>	<div style="border: 1px solid black; width: 100px; height: 20px;"></div>	

PROPERTY INFORMATION

(R)Condo Master # <u>2903212</u>	(R)Full Baths <u>2</u>
(R)Prop Type (C/CO/TH/P) <u>Condo</u>	Half Baths <u>0</u>
(R)Building Name <u>Trump Tower Waikiki</u>	(R)Public Rpt # _____
(R)# of Bedrooms <u>2</u>	(R)Floor # <u>26th Floor</u>
Furnished (F/N/P) <u>F</u>	(R)# of Parking Stalls <u>0, Hotel Parking</u>
(R)Parking Stall #s <u>0</u>	# of Elevators _____
Conversion Year <u>N/A</u>	(R)Dev. Sale/New Const. (Y/N) _____
(R)Year Built <u>2009</u>	(R)Fractional (Y/N) <u>N</u>
Remodeled Year _____	Full/Partial Remodeled (F/P) _____
(R)Flood Zone Code <u>AO</u>	(R)Interior Living Area <u>1403</u>
Open Lanai Area <u>81</u>	Total Area <u>1484</u>
(R)Elementary School <u>Jefferson</u>	(R)Middle School <u>Washington</u>
(R)High School <u>Kaimuki</u>	Developer/Architect _____
Model Name _____	Models Open Days/Hours _____
Model Site Contact _____	Site Contact Phone # _____
(R)Management Company <u>Hawaiiana Mgmt</u>	(R)Management Co. Phone # <u>808 593-9100</u>
Community Association _____	Community Association Phone # _____
(R)Mon Maint Fee _____	Mon Assn Fee _____
Oth Mon Fees _____	Mon Rental Inc _____
Land SqFt <u>14,253</u>	Land Acres _____

FINANCIAL INFORMATION

(R)Assd Val Land <u>\$245,900.00</u>	(R)Assd Val Imp <u>\$2,274,000.00</u>
(R)Monthly Taxes <u>\$978.00</u>	(R)Tax Year <u>2010</u>
Home Exemption <u>0</u>	(yyyy)

LEASEHOLD INFORMATION

(R)Land Tenure (FS/LH) _____	FA/FP if LH _____
Fee Purchase Amt _____	(RC)Lessor _____
Lessor 2 _____	(R)Cur Mon Lse/Rent _____
Lse Until Year _____	Nxt Step-Up Mon Rnt _____
Next Until Year _____	2nd Step-Up Mon Rnt _____
2nd Until Year _____	Reneg Date _____
(RC)Lse Expires (yyyy) _____	(mm/dd/yyyy) _____

REMARKS

Public Remarks (maximum 400 alpha/numeric characters)

Trump Tower Waikiki is Hawaii's newest premier luxury highrise. Wake up daily to a bird's eye view of the Pacific Ocean and Diamond Head in this two bedroom haven. This corner condo offers spectacular panoramic ocean and majestic mountain views, with central AC and cool breezes throughout. Take a stroll on Waikiki Beach and enjoy paradise at its best. Condo bathrooms wrapped in rich marble.

Agent/Showing Remarks (maximum 250 alpha/numeric characters)

Call or text Sandra Sagisi Moser, RA at (808) 228-7274 or email SandraSagisi@hawaii.rr.com. Agent will be at every showing.

1. (R) LOCKBOX

☒ 1. Yes
☐ 2. No

2. (R) VIEW

☐ 1. None
☐ 2. Cemetery
☒ 3. City
☒ 4. Coastline
☒ 5. Diamond Head
☐ 6. Garden
☐ 7. Golf Course
☐ 8. Marina/Canal
☒ 9. Mountain
☒ 10. Ocean
☒ 11. Sunrise
☒ 12. Sunset

3. (R) BUILDING STYLE

☐ 1. Cluster
☐ 2. Co-op
☒ 3. Condominium
☐ 4. Detach Single Family
☒ 5. High-Rise (7+ stories)
☐ 6. Low-Rise (6 - stories)
☐ 7. No Unit Above or Below
☐ 8. PUD
☐ 9. Townhouse
☐ 10. Walk-Up

4. (R) UNIT FEATURES

☐ 1. ADA Accessible
☐ 2. ADA Compliant
☐ 3. Bedroom on 1st Level
☐ 4. Central AC
☒ 5. Corner/End
☒ 6. Even # Unit
☐ 7. Full Bath On 1st Floor
☐ 8. Ground Floor Unit
☐ 9. Multi Level
☐ 10. Odd # Unit
☐ 11. Penthouse
☐ 12. Single Level
☐ 13. Split Level
☐ 14. Storage
☐ 15. Yard

5. (R) PROPERTY CONDITION

☒ 1. Above Average
☐ 2. Average
☐ 3. Excellent
☐ 4. Fair
☐ 5. Needs Major Repair
☐ 6. Tear Down

6. (R) PARKING

☐ 1. None
☐ 2. Assigned
☐ 3. Carport
☐ 4. Compact
☐ 5. Covered 1
☐ 6. Covered 2
☐ 7. Covered 3+
☐ 8. Garage
☐ 9. Guest
☐ 10. Open
☐ 11. Open 1
☐ 12. Open 2
☐ 13. Open 3+
☒ 14. Other
☐ 15. Secured Entry
☐ 16. Street
☐ 17. Tandem
☐ 18. Unassigned

7. (R) CONSTRUCTION/ EXTERIOR FINISH

☐ 1. Above Ground
☐ 2. Brick
☒ 3. Concrete
☐ 4. Double Wall
☐ 5. Hollow Tile
☐ 6. Masonry/Stucco
☐ 7. Other
☐ 8. Single Wall
☐ 9. Slab
☐ 10. Steel Frame
☐ 11. Stone
☐ 12. Vinyl
☐ 13. Wood Frame

8. PROPERTY FRONTAGE

☐ 1. Conservation
☐ 2. Golf Course
☐ 3. Lake/Pond
☐ 4. Marina
☐ 5. Ocean
☐ 6. Other
☐ 7. Preservation
☐ 8. Sandy Beach
☐ 9. Stream/Canal
☐ 10. Waterfront

9. (R) AMENITIES

☐ 1. None
☐ 2. BBQ
☐ 3. Boat Dock
☐ 4. Club House
☐ 5. Community Laundry
☒ 6. Concierge
☐ 7. Doorman
☒ 8. Exercise Room
☒ 9. Heated Pool
☐ 10. Limo Service
☐ 11. Meeting Room
☐ 12. Other
☒ 13. Patio/Deck
☒ 14. Pool
☐ 15. Private Yard
☐ 16. Putting Green
☐ 17. Recreation Area
☐ 18. Recreation Room
☐ 19. Resident Manager
☐ 20. Restaurant
☐ 21. Sauna
☐ 22. Security Guard
☐ 23. Storage
☐ 24. Tennis Court
☐ 25. Trash Chute
☐ 26. Valet
☐ 27. Walking/Jogging Path
☐ 28. Whirlpool

10. (R) MAINTENANCE FEE INCLUDES

☒ 1. AC Central
☐ 2. Cable TV
☐ 3. Coop Lease Rent
☐ 4. Coop Taxes
☐ 5. Electricity
☐ 6. Gas
☐ 7. Hot Water
☐ 8. Internet Service
☐ 9. Marina
☐ 10. Other Common Expenses
☒ 11. Sewer
☒ 12. Water

11. ADDITIONAL ROOMS

☐ 1. None
☐ 2. Den/Study
☒ 3. Dining Area
☐ 4. Dining Room
☐ 5. Eat In Kitchen/Nook
☐ 6. Enclosed Lanai
☐ 7. Family Room
☐ 8. Laundry Room
☐ 9. Loft
☒ 10. Open Lanai
☐ 11. Other

12. (R) FLOOR COVERINGS

☐ 1. Ceramic Tile
☐ 2. Hardwood
☐ 3. Laminate
☒ 4. Marble/Granite
☐ 5. Other
☐ 6. Vinyl
☒ 7. W/W Carpet

13. (R) INCLUSIONS

☐ 1. None
☒ 2. AC Central
☐ 3. AC Split
☐ 4. AC Window Unit
☐ 5. Auto Garage Door Opener
☐ 6. Blinds
☐ 7. Book Shelves
☒ 8. Cable TV
☐ 9. Ceiling Fan
☐ 10. Chandelier
☐ 11. Compactor
☐ 12. Convection Oven
☒ 13. Dishwasher
☒ 14. Disposal
☒ 15. Drapes
☐ 16. Dryer
☐ 17. Fireplace
☐ 18. Heat Pump
☐ 19. Home Warranty
☐ 20. Intercom
☒ 21. Kitchenware
☒ 22. Linens
☒ 23. Microwave
☒ 24. Microwave Oven Hood
☐ 25. Other
☒ 26. Range Hood
☒ 27. Range/Oven
☐ 28. Refrigerator
☐ 29. Security System
☒ 30. Smoke Detector
☐ 31. Solar
☒ 32. Washer

14. SECURITY

☒ 1. Card
☐ 2. Gated Community
☐ 3. Key
☒ 4. Keyed Elevator
☐ 5. Security Patrol
☒ 6. Video

15. EXCLUSIONS

☐ 1. Ceiling Fan
☐ 2. Chandelier
☐ 3. Drapes
☐ 4. Dryer
☐ 5. Microwave
☐ 6. Other
☐ 7. Refrigerator
☐ 8. Shelves
☐ 9. Track Lighting
☐ 10. Washer
☐ 11. Window Covering

16. (R) DISCLOSURES

☐ 1. None
☐ 2. 1031 Exchange
☐ 3. Buyer Restrictions
☐ 4. Call Lister
☐ 5. Court Approval Required
☐ 6. Inactive Licensed Owner
☐ 7. Lender Approval Required
☐ 8. Licensed Owner
☐ 9. Lister Owner
☐ 10. Mixed Use OK
☐ 11. Non Resident Owner
☐ 12. Pending Litigation
☐ 13. Pet on Property
☐ 14. Pets Allowed (Verify)
☒ 15. Property Disclosure Stmt.
☐ 16. Relative of Licensee
☐ 17. See Remarks

17. (R) OTHER FEE INCLUDES

☐ 1. None
☐ 2. Association
☐ 3. Lease Rent
☒ 4. Maintenance
☐ 5. Marina
☐ 6. Other
☐ 7. Sewer
☐ 8. Special Assessment

18. (R) POSSESSION

☐ 1. 45 Days or Less
☐ 2. 45 Days or More
☒ 3. At Closing
☐ 4. Early Occupancy
☐ 5. Negotiable
☐ 6. Other
☐ 7. Seller Lease Back
☐ 8. Subject to Rental Lease

19. OCCUPANCY

☒ 1. Hotel Rental Pool
☐ 2. Owner
☐ 3. Tenant
☐ 4. Vacant

20. (R) TERMS ACCEPTABLE

☐ 1. A/S
☐ 2. Assumption
☐ 3. Assumption Fee
☒ 4. Cash
☒ 5. Conventional
☐ 6. Due on Sale
☐ 7. Exchange
☐ 8. FHA
☐ 9. Interest Escalation
☐ 10. Lease Option
☐ 11. Open
☐ 12. Other
☐ 13. PMM
☐ 14. Seller Financing
☐ 15. Sub A/S
☐ 16. VA

21. SALE CONDITIONS

☐ 1. Bankruptcy
☐ 2. Foreclosure
☐ 3. Lender Sale
☐ 4. Probate
☐ 5. Short Sale
☐ 6. Subj. to Replacement Prop.

22. (R) LAND RECORDED

☐ 1. Dual Systems
☐ 2. Land Court
☒ 3. Regular System

23. SHOWING

☐ 1. < 8 Hrs Notice Required
☒ 2. Appointment Only
☐ 3. Call Assistant
☒ 4. Call Lister
☐ 5. Call Office & Go
☐ 6. Key in Office
☒ 7. Lister Must be Present
☐ 8. One Day Notice Required
☐ 9. Two Day Notice Required

I state to the best of my knowledge that the above information is correct and authorize its release.

Broker's Initials: _____

Seller Signature _____

Joseph S. Berardy
Print Name

_____ Date

Seller Signature _____

Print Name

_____ Date

_____ Date

DR/BIC certifies that a valid Exclusive Listing Agreement is being held at listing office.

Authorized Signature of DR/BIC _____

Print Name

_____ Date