

REFERENCE



(of sections in Purchase Contract)

FOR INFORMATIONAL PURPOSES ONLY. This is for your reference to assist you with the newly revised Purchase Contract. The release of the revised Purchase Contract is scheduled for May 1, 2012.

SECTION A: AGENCY DISCLOSURE

- A-1 Agency.
 - (a) Seller's Agent
 - (b) Buyer's Agent
 - (c) Dual Agent
 - (d) No Agency Representation
- A-2 Disclosure.
 - (a) Seller Representation
 - (b) Buyer Representation
 - (c) Dual Agency Representation
 - (d) No Agency Representation

SECTION B: INITIAL EARNEST MONEY DEPOSIT RECEIPT

- B-1 Initial Earnest Money Deposit
- B-2 Interest on Deposit(s)

SECTION C: ADDENDA

- C-1 Addenda

SECTION D: OFFER TO BUY AND PURCHASE PRICE

- D-1 Offer to Buy
- D-2 Purchase Price

SECTION E: PROPERTY

- E-1 Description
- E-2 Inclusions
- E-3 Inventory List
- E-4 Exclusions

SECTION F: CLOSING

- F-1 Closing
- F-2 Scheduled Closing Date
- F-3 Change to the Scheduled Closing Date
 - (a) Extensions
 - (b) Time is of the Essence
- F-4 Escrow
- F-5 Prorations and Closing Adjustments
- F-6 Closing Costs
- F-7 Notice on Conveyance Tax
- F-8 Assessments
- F-9 Consents
- F-10 Risk of Loss
- F-11 Possession
- F-12 Keys to the Property

SECTION G: TITLE

- G-1 Preliminary Title Report
- G-2 Title
 - (a) Buyer's Review of Preliminary Title Report
 - (b) Title Defect(s)
- G-3 Vesting and Tenancy

SECTION H: CASH FUNDS AND FINANCING CONTINGENCY

- H-1 No Contingency on Obtaining Cash Funds
 - (a) Verification of Cash Funds
- H-2 Contingency on Obtaining Cash Funds
- H-3 Financing Contingency
- H-4 Buyer's Obligations

H-5 Seller's Right to Cancel

H-6 Confidentiality

SECTION I: SELLER'S OBLIGATION TO DISCLOSE AND DISCLOSURE STATEMENT

I-1 Seller's Obligation to Disclose

I-2 Seller's Obligation Upon Later Discovered Information

I-3 Seller's Disclosure is Not a Warranty

I-4 Buyer's Rights and Obligations Upon Receipt of Disclosure Statement or Amended Disclosure Statement

I-5 Buyer's Rights and Obligations Upon Later Discovered Inaccurate Information

I-6 Buyer's Remedies Regarding Mandatory Seller's Disclosure Statement

I-7 Seller's Obligation to Disclose on Non-Residential Real Property

I-8 General Disclosures

(a) Governmental Restrictions Disclosure

(b) Asbestos Disclosure

(c) Hazardous Waste and Toxic Substances Disclosure

(d) Wastewater Disposal Disclosure

(e) Mold Disclosure

(f) Sex Offender Registration ("Megan's Law")

(g) Flood Zone

(h) Lead-Based Paint

(i) Lead-Based Paint Renovation, Repair, and Painting

SECTION J: INSPECTION, MAINTENANCE AND WARRANTIES

J-1 General Inspection of Property Contingency

J-2 Recommendation Regarding Home Inspection

J-3 Property Condition Maintenance and Final Walk Through

J-4 Withheld/Collected Funds for Repairs/Maintenance

J-5 No Continuing Warranty

J-6 Home Warranty Programs

J-7 Existing Warranties, Plans, etc.

J-8 Removal of Items from Property

J-9 Cleaning

J-10 Pet Related Treatment

SECTION K: STAKING AND SURVEY

K-1 Staking (Boundary Points)

K-2 Survey

K-3 Boundary Encroachment

K-4 Staking/Survey Discrepancies

SECTION L: TERMITE PROVISIONS

L-1 Scope of Termite Inspection Report

L-2 Termite Inspection Contingency

L-3 Termite Damage

L-4 Latent or Hidden Termite Infestation and/or Damage

SECTION M: CONDOMINIUM/COOPERATIVE/SUBDIVISION/PUD/HOMEOWNER/PLANNED COMMUNITY ASSOCIATION

M-1 Contingency on Documentation Approval

M-2 Review of Documents

M-3 Documents Issued During the Escrow Period

M-4 Common Element Discrepancies

SECTION N: RENTAL PROPERTY MATTERS

N-1 Rental Documents

N-2 Delivery of Possession of the Property at Closing

N-3 Rental Agreement Changes During The Escrow Period

SECTION O: TERMINATION, MEDIATION, ARBITRATION, AND OTHER MATTERS

O-1 Termination Due to Default

O-2 Termination *Within* Contingency Time Period

O-3 Termination *After* a Specified Contingency/Condition Time Period

O-4 Mediation

O-5 Arbitration

O-6 Third Party Claims

O-7 Choice of Law and Forum

O-8 Attorney's Fees

SECTION P: FOREIGN OR NON-RESIDENT BUYER AND/OR SELLER

P-1 Hawaii Real Property Tax Act ("HARPTA") Withholding Required if Seller is a Non-Resident of the State of Hawaii

P-2 Foreign Investment in Real Property Tax Act ("FIRPTA") Withholding Required if Seller is a Foreign Person

P-3 Additional Disclosures Required by Foreign Buyers and Sellers

SECTION Q: SPECIAL TERMS

SECTION R: BROKERAGE FIRMS SERVICES AND DISCLAIMERS

- R-1 Scope of Services and Disclaimer by Brokerage Firms
- R-2 Rental Property
- R-3 Future Resale Value
- R-4 Obligations
- R-5 Permission
- R-6 Disclosure of Real Estate Licensing Status
 - (a) Disclosure

SECTION S: GENERAL PROVISIONS

- S-1 Acceptance Date
- S-2 Dates and Times
- S-3 Time is of the Essence
- S-4 Electronic (Digital or Fax) Signatures
- S-5 Counterparts
- S-6 Complete Agreement

SECTION T: ACCEPTANCE OR COUNTER OFFER

- T-1 Acceptance of Purchase Contract
- T-2 Counter Offer
- T-3 Agreement to Pay Commission to Brokerage Firm