



**“EXHIBIT A”**  
**Multiple Listing Service for**  
**REALTORS® Association Of Maui, Inc.**  
**COMMERCIAL DATA FORM**

MLS# \_\_\_\_\_

(1) Class  
 CI

Address: \_\_\_\_\_

All fields marked with an asterisk (\*) and **Bold Text** are required. (\*\*) fields are required based on other entries. (\*\*\*) fields may not be available based on other entries.

<p><b>(Select One Only)</b>  <b>*TYPE</b>  <input type="checkbox"/> Commercial – For Sale  <input type="checkbox"/> Commercial – Lease Unit  <input type="checkbox"/> Commercial – Lease Land</p>	<p><b>*DISTRICT:</b> _____</p> <p><b>*LIST PRICE:</b> _____ Lease \$ per sq ft _____</p> <p><b>*Land Tenure:</b> <input type="checkbox"/> FS <input type="checkbox"/> LH <input type="checkbox"/> LH-FA (**Fee Price is required if LH-FA)</p> <p><b>*Partial Ownership (Y/N):</b> _____ Percentage: _____</p> <p><b>*ADDRESS:</b> _____  <small>St. #                      St. Dir.                      *Street Name</small></p> <p>Address Lot/Unit #: _____</p> <p>Building/Project Name: _____</p> <p>City: _____ STATE: <u>HI</u> <b>*ZIP+4:</b> _____</p> <p><b>*Sale/Rent:</b> <input type="checkbox"/> For Sale <input type="checkbox"/> For Rent</p>	<p><b>*STATUS</b>  <input type="checkbox"/> Active  <input type="checkbox"/> Contingent w/Release  <input type="checkbox"/> Contingent Pending CXL  <input type="checkbox"/> Pending Cont. to Show  <input type="checkbox"/> Pending Do Not Show  <input type="checkbox"/> Sold  <input type="checkbox"/> Expired  <input type="checkbox"/> Temporarily Off Market  <input type="checkbox"/> Canceled</p>
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<b>SELECT ONE UNDER EACH OF THE FOLLOWING KEYWORDS:</b>								
<b>KEYWORDS</b>	<p><b>* Listing Agreement</b>  <input type="checkbox"/> Exclusive Right To Sell  <input type="checkbox"/> Exclusive Agency  <input type="checkbox"/> Limited Service  <input type="checkbox"/> MLS Only</p>	<p><b>* VOW Include</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>*VOW Address</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>* VOW Comment</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>* VOW AVM</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>*Permission to Advertise RAM Website</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>*Permission to Advertise RAM Vendor Website</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>*Permission to Advertise Member Site</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>*Waterfront</b>  <input type="checkbox"/> Beachfront  <input type="checkbox"/> Oceanfront  <input type="checkbox"/> Across Street from Ocean  <input type="checkbox"/> None</p>	<p><b>*View</b>  <input type="checkbox"/> Mntn/Ocean  <input type="checkbox"/> Ocean  <input type="checkbox"/> Mountain  <input type="checkbox"/> Golf Course  <input type="checkbox"/> Garden View  <input type="checkbox"/> Other</p>

<p><b>**REO</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>*Potential Short Sale</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	
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<b>AGENT / OFFICE</b>	<b>*Listing Agent:</b> _____	<b>*Office:</b> _____
	Co-Listing Agent: _____	Office 2: _____
	<b>*Coop Broker Comp %:</b> _____ Seller Pays GET (Y/N): _____	
	Sub Agency Offered (Y/N): _____	
<b>*List Date:</b> (MM/DD/YYYY) _____		<b>*Expiration Date:</b> (MM/DD/YYYY) _____

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	<p>*Land Area SQFT: _____ Land Area (Acres): _____ <i>(Acres will calculate automatically based on Land SQFT)</i></p> <p>*TMK Division: <u>  2  </u> (1) *TMK Zone: _____ (1) *TMK Section: _____ (1) *TMK Plat: _____ (3)</p> <p>*TMK Parcel: _____ (3) TMK CPR: _____ (4)</p> <p>Subdivision: _____ (25)</p> <p>Neighborhood: _____ (25) *New Developer Offering (Y/N): _____</p>
	<p>Interior Area Conveyed: _____ Number Of Stories: _____</p> <p>Video/Virtual Tour: http:// _____</p> <p>Branded/Syndication Tour: http:// _____</p>
<b>UNIT/APT INFO</b>	<p>Lessor Unit: _____ (25) **Current Month Lease Rent: _____</p> <p>**Reneg. Date: _____ **Expire Date Of Lease: _____ Till Year: _____</p> <p>Next Step-Up Mo. Rent: _____ Next Till Year: _____</p> <p>2<sup>nd</sup> Step-Up Mo Rent: _____ 2<sup>nd</sup> Till Year: _____</p> <p>CAM: _____ Unit SQFT: _____</p>
<b>LAND LEASE</b>	<p>Lessor Land: _____ (25) Current Month Lease Rent Land: _____</p> <p>Reneg. Date Land: _____ Expire Date Of Lease Land: _____ Till Year Land: _____</p> <p>Next Step-Up Mo. Rent Land: _____ Next Till Year Land: _____</p> <p>2<sup>nd</sup> Step-Up Mo Rent Land: _____ 2<sup>nd</sup> Till Year Land: _____</p>
<b>TAXES &amp; FEES</b>	<p>Tax Year (Ending): _____ Assessed Value-Land: _____ Assessed Value-Imp: _____</p> <p>Taxes Per Month: _____ Total Exemption: _____</p> <p>Fee Price(\$): _____ Land Recorded: <input type="checkbox"/> Land Court <input type="checkbox"/> Regular</p> <p>Special Assessment (Y/N): _____ Special Assessment (\$): _____</p> <p>Maintenance Fee (\$): _____ Maint Fee Frequency: _____</p> <p>Association Dues (\$): _____ **Assoc. Dues Frequency: _____</p>

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MLS# \_\_\_\_\_

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Address: \_\_\_\_\_

Features: select all that apply

A. SHOWING

- Call Listor
Listor Must be present
Do Not Disturb Ten/Emp
Appointment Only

B. TYPE OF PROPERTY

- Community Center
Condominium
Convenience Center
Hotel/Motel
Industrial
Mixed Use
Neighborhood Center
Office Building
Regional Center
Retail
Shopping Center
Special Purpose
Warehouse
Show Room

C. AIR CONDITIONING

- Central A/C
Room A/C
Ductless A/C
Individual

D. PARKING

- Assigned
Unassigned
Onsite
Offsite
Street
Pay

E. LOADING

- Freight Elevator
Passenger Elevator
Container Dock
Container Doors
Loading Area

F. STATE ZONING

- Urban
Rural
Agricultural
Conservation

G. COUNTY ZONING

(Only select County Zoning if State Zoning-Urban has been selected above.)

- R-1 Residential
R-2 Residential
R-3 Residential
R-0 Zero Lot Line Res.
Two-Family Duplex
A-1 Apartment District
A-2 Apartment District
H-1 Hotel District
H-M Hotel District
H-2 Hotel District
Country Town Business
B-1 Neighborhood Bus.
B-2 Community Bus
B-3 Central Business
B-R Resort Business

- M-1 Light Industrial
M-2 Heavy Industrial
Agricultural
Public/Quasi-public
Planned Development
Kihei Research & Tech.
Civic Improvement Bus
Interim
Project District
Lahaina Historic Dist
Wailuku ReDev Area

H. CONSTRUCTION

- Brick
Concrete Block
Converted
Free Standing
Metal Frame
Reinforced Concrete
Wood Frame
New
Remodeled
Under Construction
Tilt-Up Concrete

I. ROOFING

- Aluminum/Steel
Composition
Pitch and Gravel
Shake
Shingle
Tile

J. FLOORING

- Concrete
Carpet
Wood
Heavy Load
Light Load
Both Heavy and Light
Other
Laminate

K. UTILITIES TO SITE

- Light Electricity
Heavy Electricity
Emergency Electricity
Gas
Small Water Meter
Large Water Meter

L. SEWER

- Cesspool
Septic Tank
Sewer County
Sewer Private
Sewer Fee
Sewer Connected
Sewer Not Connected
Grease Trap
Holding Tank

M. TERMS ACCEPTABLE

- 1031 Exchange
Agreement of Sale
Assumption
Assumption-Int Esc
Assum.-No Int. Esc
Cash
Exchange
Exchange Only
Govt. Loan Available
Lease with Option
Open
Owner Finance
PMM
Trade
Wrap
New Loan

N. EXISTING FINANCING

- 2nd Mortgage
3rd Mortgage
Agreement of Sale
Conventional
Equipment Lease
Govt. Program
Other
Lease with Option
PMM
Sub A/S

O. LEASE TYPE

- Gross Lease
Triple Net Lease
Hybrid Net Lease
Sublease
Sub-Sublease
Percentage
Option
Step-Up

P. TENANT'S ADD'L COSTS

- Not Applicable
Real Estate Taxes
Fire Insurance
Liability Insurance
Glass Insurance
Electricity
Water
Water Surcharge
Sewer Surcharge
Gas
Janitorial/Trash Removal
Common Area
Elevator Maintenance
A/C Maintenance
Lease Rent
Gross Excise Tax
Promotional Fee
Roofing
Parking Lot
Doors
Other Capital Improvements

Q. SOURCE OF EXP INFO

- Tax Return
Accountant
Owner
Appraisal
Industry Average
Broker

R. SOURCE OF INC INFO

- Tax Return
Accountant
Owner
Appraisal
Industry Average
Broker

S. GENERAL LAND CLASS

- Improved Residential
Unimproved Residential
Apartment
Hotel and Resort
Commercial
Industrial
Agricultural
Conservation
Homeowner

T. EASEMENTS

- Electricity/Telephone
Water
Drainage
Sewer
Driveway
CZO
Access
Other

U. AMENITIES

- Public Restrooms
Private Restrooms
Fire Sprinkler System
Security System
Handicap Access
Recreation Area
Pool
High Ceiling
Floor Drain
Raised Floor
Computer Room
Chill Room
Freezer Room
High Speed Internet
Satellite
Wireless
Other

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**FEATURES: Check all that apply.**

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**V. DISCLOSURE**

- Licensed Owner
- Listor Owner
- Relative of Licensee
- Non-Res. Alien Owner
- Court Approval Required
- Pending Litigation
- Special Assessment
- Property Disclosure Stat.
- Inactive Licensed Owner
- Improvement District
- Moratorium
- See Remarks

**W. DOCUMENTS AVAILABLE**

- P & L
- Tax Return
- Building Plans
- Lease Documents
- Licenses
- Permits
- Inventory
- Survey
- Title Search
- Environmental Reports
- Rent Roll
- Other

**X. ADA-ENHANCED ACCESS.**

- 1 Level
- Wide Door (min 32")
- Wide Hall (min 36")
- Bathroom Wheelchair Accessible
- Roll-in Shower
- Walk-in Shower
- Minimal Steps
- Ramp
- Stair Lift or Elevator
- Kitchen Cabinets
- Caregiver Quarters
- Other Modifications

Authorized Broker's Signature \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Seller has reviewed this data for Accuracy Signature #1 \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Page 5 of 5 Seller #2 \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Entered by: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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