



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

MLS# _____

(1) Class
CO

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>(Select One Only) *TYPE <input type="checkbox"/> Condo <input type="checkbox"/> Co-Op <input type="checkbox"/> PUD</p>	<p>*DISTRICT: _____</p> <p>*List Price: _____</p> <p>*Land Tenure: <input type="checkbox"/> FS <input type="checkbox"/> LH <input type="checkbox"/> LH-FA (**Fee Price is required if LH-FA)</p> <p>*Building Name: _____</p> <p>*Unit #: _____ *Waterfront Unit: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>*Unit Configuration <input type="checkbox"/> Attached (3 or more units in same building) <input type="checkbox"/> Detached (1 unit in building) <input type="checkbox"/> Semi-Attached (2 units in building)</p> <p>Public Report #: _____</p> <p>*ADDRESS: _____ <small>St. # St. Dir. *Street Name</small></p> <p>City: _____ State: <u>HI</u> *Zip: _____</p>	<p>*STATUS <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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SELECT ONE UNDER EACH OF THE FOLLOWING KEYWORDS:

KEYWORDS	<p>* Listing Agreement <input type="checkbox"/> Exclusive Right To Sell <input type="checkbox"/> Exclusive Agency <input type="checkbox"/> Limited Service <input type="checkbox"/> MLS Only</p>	<p>* VOW Include <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>* VOW Address <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>* VOW Comment <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>* VOW AVM <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>* Permission to Advertise RAM Website <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>* Permission to Advertise RAM Vendor Website <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>*Permission to Advertise Member Site <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>* Waterfront <input type="checkbox"/> Beachfront <input type="checkbox"/> Oceanfront <input type="checkbox"/> Across Street from Ocean <input type="checkbox"/> None</p>	<p>* View <input type="checkbox"/> Mtn/Ocean <input type="checkbox"/> Ocean <input type="checkbox"/> Mountain <input type="checkbox"/> Golf Course <input type="checkbox"/> Garden View <input type="checkbox"/> Other</p>
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<p>*REO <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>*Potential Short Sale <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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AGENT/OFFICE	<p>*Listing Agent: _____ *Office: _____</p> <p>Co-Listing Agent: _____ Office 2: _____</p> <p>*Coop Broker Comp %: _____ Seller Pays GET (Y/N): _____ Sub Agency Offered (Y/N): _____</p> <p>*MLS Load Stock Photo (Y/N): _____ <i>(Photo of building will be uploaded if Y is selected)</i></p> <p>Short Term Rental Allowed (Y/N): _____</p> <p>Source Shrt Trm Rntl Info (choose one): <input type="checkbox"/> Condo Assoc <input type="checkbox"/> Condo Book <input type="checkbox"/> County Records <input type="checkbox"/> Owner <input type="checkbox"/> Res Mgr <input type="checkbox"/> Other</p> <p>*List Date: (MM/DD/YYYY) _____ *Expiration Date: (MM/DD/YYYY) _____</p>
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GENERAL

*TMK Division: 2 (1) * TMK Zone: _____ (1) *TMK Section: _____ (1) *TMK Plat: _____ (3)
 *TMK Parcel: _____ (3) *TMK CPR: _____ (4)
 Land Area SQFT: _____ *Land Area (Acres): _____ (SQFT will calculate automatically based on Land Acres)
 Flood Zone (Y/N): _____ Subdivision: _____ (25)
 Neighborhood: _____ (25) *New Developer Offering (Y/N): _____
 Video/Virtual Tour: http:// _____
 Branded/Syndication Tour: http:// _____

STRUCTURES

*Floor Level: _____ (2) *Number of Bedrooms: _____ *Number of Baths: _____
 *Living Area SQFT: _____ Year Built: _____
 Uncovered Lanai/Deck(SQFT): _____ Covered Lanai/Deck (SQFT): _____
 Year Remodeled: _____ **Garage (Y/N): _____
 Garage Parking (SQFT): _____ **Garage # of Cars: _____
 **Carport (Y/N): _____ Carport Parking (SQFT): _____
 **Carport # of Cars: _____ Uncovered # of Cars: _____ Tandem parking (Y/N): _____
 Pets Allowed (Y/N): _____ *Pool (Y/N): _____
 *Pool Features:
 In-Ground
 Above Ground
 Heated
 Lap
 *Photo-Voltaic Installed (Y/N): _____ *Central A/C (Y/N): _____ Room A/C #: _____

Elementary School: _____ Intermediate School: _____
 High School _____

FINANCIAL

Lessor: _____ (25) **Current Month Lease Rent: _____
 **Reneg. Date: _____ **Expire Date Of Lease: _____
 Till Year: _____ Next Step-Up Mo. Rent: _____ Next Till Year: _____
 2nd Step-Up Mo Rent: _____ 2nd Till Year: _____
 Fee Price(\$): _____ Seller Financing (Y/N): _____
 *Monthly Maintenance Fee (\$): _____
 Association Dues (\$): _____ **Assoc. Dues Frequency: _____
 Association Manager: _____ (25)

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TAXES & FEES	<p>REAL PROPERTY TAXES</p> <p>Tax Year (Ending): _____ Assessed Value-Land: _____ Assessed Value-Imp: _____</p> <p>Taxes Per Month: _____ Total Exemption: _____ Land Recorded: <input type="checkbox"/> Land Court <input type="checkbox"/> Regular</p> <p>Special Assessment (Y/N): _____ Special Assessment (\$): _____</p>	
REMARKS	<p>*PUBLIC Remarks (4000 Characters Only) <i>Additional remarks may be attached on a separate sheet</i></p> <p>REALTOR Remarks (4000 Characters Only)</p>	
SOLD	<p>Sale Terms: _____ Concessions: <input type="checkbox"/> Yes – See REALTOR Remarks <input type="checkbox"/> No</p> <p>**Contract Date: (MM/DD/YYYY) _____ ***Closing Date: (MM/DD/YYYY) _____</p> <p>Short Sale <input type="checkbox"/> Yes <input type="checkbox"/> No Sold Price: _____</p> <p>Buyers Agent: _____ Buyers Broker: _____</p> <p>Co-Buyers Agent: _____ Buyers Broker 2: _____</p>	

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Features: select all that apply

A. SHOWING

- Call Office & Go
- Key in Office
- Appointment Only
- Listor must be Present
- Less than 8 Hours Required
- 24 + Hours Notice Required
- 48 + Hours Notice Required
- Do Not Disturb Tenant
- Call Listor
- Lock Box
- Check with Front Desk

B. POOL

- In-Ground
- Above Ground
- Heated
- Lap

C. ADDITIONAL ROOMS

- Den/Study
- Dining Area
- Dining Room
- Eat-in Kitchen/Nook
- Family Room
- Laundry Room
- Loft
- Storage Room
- Work Space

D. INCLUDED

- Auto Garage Door Opener
- Blinds
- Book Shelves
- Security System
- Ceiling Fan(s)
- Chandelier/Swag Lamp
- Compactor
- Dishwasher
- Disposal
- Dryer
- Drapes
- Fireplace
- Furnished
- Home Warranty
- Intercom
- Inventory
- Kitchen Ware
- Linens
- Microwave
- Range
- Refrigerator
- Smoke/Heat Detector
- Solar Water Heating
- TV Antenna
- TV Cable
- Washing Machine

E. OTHER FEATURES

- Tennis Court
- Exercise Room
- Sauna
- Club House
- Bar-B-Que
- Putting Green
- Boat Dock
- Security Guard
- Party Room
- Extra Storage
- Community Laundry

F. HEATING

- Central
- Room
- Electric
- Gas
- Wood

G. STATE ZONING

- Urban
- Rural
- Agricultural
- Conservation

H. COUNTY ZONING

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

- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-O 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

I. ADA-ENHANCED ACCESS.

- 1 Level
- Wide Door (min 32")
- Wide Hall (min 36")
- Bathroom Wheelchair Accessible
- Roll-in Shower
- Walk-in Shower
- Minimal Steps (no more than 2 steps in one location)
- Ramp
- Stair Lift or Elevator
- Kitchen Cabinets
- Caregiver Quarters
- Other Modifications

J. CONSTRUCTION DATA

- Concrete
- Double Wall
- Hollow Tile
- Single Wall
- Masonry
- Steel Frame
- Wood Frame

K. DESIGN AND STRUCTURE

- Basement
- Cluster
- High-Rise 4+ Stories
- Low-Rise 1 – 3 Stories
- Split Level
- Town House
- Walk Up

L. SUB STRUCTURE

- Basement
- Concrete Slab
- Hollow Tile
- Post and Pier

M. BASEMENT TYPE

- Full
- Partial
- Finished
- Unfinished

N. EXTERIOR FINISH

- Brick
- Hollow Tile
- Stone
- Stucco
- Vinyl
- Wood
- Masonite Siding

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O. ROOFING

- Aluminum/Steel
- Asphalt/Comp. Shingle
- Cedar Shake
- Corrugated Steel
- Monier Tile/Tile
- Pitch and Gravel
- Wood Shingles

P. FLOORING

- Stone/Concrete
- Carpet
- Wood
- Tile
- Vinyl

Q. UTILITIES TO SITE

- Catch Water
- County Water
- County Water Meter Installed
- Private Water
- No Water
- Alternative Electricity
- Overhead Electricity
- Underground Electricity
- No Electricity
- Telephone
- TV Cable

R. SEWER

- Cesspool
- Septic Tank
- Sewer County
- Sewer Private
- Sewer Fee
- Sewer Connected
- Sewer Not Connected

S. FINANCING

- Cash
- Conventional
- 1031 Exchange
- Adjustable Mortgage
- Agreement of Sale
- Assume
- Assumption Fee
- Fannie Mae
- Farmers Home
- FHA
- Hula Mae
- Interest Escalation
- Lease with Option
- Mortgage Not Assumable
- Open
- PMM 1st

- PMM 2nd
- Rewrite Mortgage
- Sub A/S
- Trade
- VA

T. EXISTING FINANCING

- 1st is Assumable
- 2nd is Assumable
- 2nd Mortgage
- Agreement of Sale
- A/S is Assumable
- ARM
- Conventional
- FMRA
- FHA
- Hula Mae
- Lease with Option
- None
- PMM
- Private Loan
- State Retirement System
- Sub A/S
- VA

U. MORTGAGE PAYMENT INCLUDES

- PI
- PIT
- PITI
- PMI/MIP
- Lease Rent
- Sewer Fee

V. OTHER MONTHLY FEES

- Maintenance Fees
- Lease Rent
- Associated Fee
- Marina Fee
- Assessment

W. OCCUPANCY

- Owner
- Tenant
- Vacant

X. POSSESSION

- Subject to Rental Lease
- Immediate
- Negotiable

Y. GENERAL LAND CLASS

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

Z. DISCLOSURE

- Licensed Owner
- Listor Owned
- Relative of Licensee
- Non-Resident Alien Owner
- Court Approval Required
- Pending Litigation
- Special Assessment
- Property Disc Statement
- Inactive Licensed Owner
- Call Listor
- Other

ZA. PASSENGER ELEVATOR

- None
- One
- Two
- Three or More

Authorized Broker's Signature _____

Date ____/____/____

Seller has reviewed this data for Accuracy Signature #1 _____

Date ____/____/____

Seller #2 _____

Date ____/____/____

Entered by: _____ Date ____/____/____

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