



RESORT PROPERTIES OF THE PACIFIC, LLC
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The Seller's Real Property Disclosure Statement

For the sale of Property located at _____

According to Paragraph C-44 of the purchase contract dated _____, the seller has the obligation to disclose both **past** and **present** conditions regarding the property within _____ days from the contract acceptance date of _____.

According to Paragraph C-46 of the purchase contract, the obligation of the buyer to purchase the Property is contingent upon the review and signature of the disclosure within _____ days from the receipt. During the escrow period, the seller is required to further disclose any later discovered information in which case, an amended disclosure is required and the buyer has an additional _____ days for review and signature.

RESORT PROPERTIES OF THE PACIFIC, as a licensed real estate broker in the State of Hawaii; is hereby advising the seller to accurately disclose any known defects even if the problem has been remedied. The Seller is mandated by law to provide a **complete** and **accurate** disclosure and to use due care to disclose all material facts that

- 1) are within the knowledge and control of the seller
- 2) can be observed from visible, accessible areas
- 3) are covered by Hawaii statutes regarding flood areas, airline traffic patterns, etc.

The *Seller's Real Property Disclosure Statement* is a very important document. It requires your urgent attention. In the past, legal problems have occurred both before and after the close of escrow. In many instances, the Seller may have just mistakenly omitted disclosing material such as pest problems, mold, permit problems, etc.

PLEASE take the time necessary to accurately complete the form. It is mandatory that all items on the disclosure are answered and are answered in good faith and with due care. Omission of an item will require an amended disclosure. Honest and open disclose of any "**material**" fact is your protection against future legal problems. **Please err on the side of "over" disclosure, particularly in the case where a repairs have been made.**

If you have any questions or concerns, please seek the advice of experts before completing the disclosure.

Hawaii law mandates that if the seller's agent is or becomes aware of any material facts inconsistent with or contradictory to the disclosure statement or the inspection report of a third party provided by the seller, the seller's agent shall disclose these facts to the seller, the buyer, and the buyer's agent.

Seller (s)

Date