

ULANA

WARD VILLAGE

Aloha! Welcome to Ulana Ward Village! We are pleased to present our Reserved Housing Program, and hope you take advantage of this wonderful opportunity.

The Reserved Housing Application Packet includes the following:

Registration Application Packet:

1. Summary of Reserved Housing Sales Program and Timeline
2. Summary of Reserved Housing Application and Unit Selection Process
3. Summary of HCDA Eligibility Requirements
4. Submission Checklist
5. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant
6. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit
7. Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project
8. Power of Attorney
9. Acknowledgement of Prior Purchase of Affordable Property
10. Affidavit as to Applicant’s Legal/Physical Custody of Children
11. Applicant and Co-Signor Affidavit
12. Real Estate Disclosure Statement

Lender Pre-Qualification Packet:

1. Reserved Housing Program – Lender Pre-Qualification Checklist
2. Information from each of the approved project lenders (Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, Prime Lending)

Pricing and Owner Occupant Presale Announcement:

1. Price List and Equity Sharing Amounts
2. Copy of the Owner Occupant Pre-Sale Announcement

Please be aware of the dates and deadlines:

Reserved Housing Packet Pick up Period:	Oct. 30, 2021 (SA) starting at 10:00 a.m. – Dec. 31, 2021 (FR) 6:00 p.m.
Submission of Completed Packets:	Jan. 3, 2022 (MO) starting at 10:00 a.m. – Feb. 13, 2022 (SU) 11:59 p.m.
Lottery Drawing to Establish Selection Order:	Mar. 1, 2022 (TU) Starting at 9:00 a.m.
Unit Selection:	Starting Mar. 5, 2022 (SA) Appointments starting at 9:00 a.m.

The Howard Hughes Corporation

1240 Ala Moana Blvd.; Suite 200

Honolulu, Hawai'i 96814

P | 808.457.1216

W | ulanawardvillage.com



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Locations

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Step 1

- Obtain a Reserved Housing Application Packet at the Ulana Ward Village Sales Gallery

Step 2

- Review the Reserved Housing Sales Program. See Summary of the Reserved Housing Sales Program and Timeline
- Verify your eligibility for both income and assets with Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, or Prime Lending. See enclosed Summary of HCDA Eligibility Requirements

If you meet the terms of eligibility and are comfortable with the Equity Sharing Requirements and the Conditions of Transfer and all other conditions of the program, please proceed to Step 3.

Step 3

Get pre-qualified with either Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, or Prime Lending. In order to complete your registration application, a Lender's Loan Pre-qualification Letter from either Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, or Prime Lending is REQUIRED. This letter will indicate your eligibility as well as the maximum sales price you are qualified for.

See enclosed Lender information, Checklist, Loan Application, a sample Pre-qualification Letter and a Gift Letter. Lenders will also be able to assist you in notarizing your affidavits and registration forms.

Step 4

Return completed packet to the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Blvd., Suite 100. Applications will be accepted starting on Monday, January 3, 2022, from 10:00 a.m. to 6:00 p.m. daily through Sunday, February 13, 2022, at 11:59 p.m. to be eligible to participate in the lottery.

Please contact your Ulana Ward Village Sales Team member with any questions or call 808.457.1216. Mahalo!

Sincerely,
The Ulana Ward Village Sales Team

Tani Wade (RA) – Sales Manager
Denise Smith (RA)
Leesa Fergerstrom (RA)
Michael Wong (R)
Shawn Baker (RA)

Ayumi Yamane (R)
Dollcy Gebauer (RA)
Lisa Nishiya (RA)
Michelle Takushi (RA)
Terrance Kawano (RA)

Bernadette Hanna (RA)
Jennifer Li (R)
Miao Woo (RA)
Nathaniel Forbes (RA)
Yukiko Brady (R)

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ULANA WARD VILLAGE CONDOMINIUM PROJECT

SUMMARY OF THE RESERVED HOUSING SALES PROGRAM AND TIMELINE

October 2021

I. OVERVIEW & SALES PROGRAM

ULANA WARD VILLAGE, LLC, a Delaware limited liability company (“**Developer**”), plans to build a mixed-use residential and commercial project consisting of two structures: a) a 42-level tower containing a total of six hundred ninety-seven (697) residential units and b) a 9-level parking structure consisting of one (1) commercial unit and one (1) industrial unit to be named “ULANA WARD VILLAGE” (“**Project**”). Developer will market 696 of the residential units to prospective owner-occupants as reserved housing units (“**Reserved Housing Units**”) pursuant to the Kaka’ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (“**HAR**”) (the “**Mauka Area Rules**”), as administered by the Hawaii Community Development Authority (“**HCDA**”), and Planned Development Permit No. KAK 16-075 issued by HCDA on January 13, 2017, as has been and may be amended from time to time. The purpose of the reserved housing program for the Project is to provide housing to moderate income households (Gap Group Income) that would generally have incomes that are too high to qualify for conventional housing assistance programs and at the same time too low to qualify for market rate housing.

The sales prices for the Reserved Housing Units will range from \$271,000 to \$717,400. Each Reserved Housing Unit will be assigned at least one (1) parking stall.

The Reserved Housing Units will be offered for sale to qualified prospective purchasers who meet the eligibility requirements described in Section II below (“**Qualified Persons**”) through a public lottery to be held on March 1, 2022 at 9:00 a.m. (the “**Lottery**”) at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814. The Reserved Housing Units will be offered and sold subject to various occupancy, income, and other eligibility requirements, as well as buy-back rights and equity sharing restrictions in favor of HCDA. These requirements are outlined below.

Developer intends to publish presale announcements for the sale of the Reserved Housing Units in the Honolulu Star-Advertiser.

Reserved Housing Application packets may be obtained from the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 starting October 30, 2021 at 10:00 a.m., and will be available for pickup through December 31, 2021 at 6:00 p.m. A Reserved Housing Application packet contains the following:

1. Ulana Ward Village Condominium Project Summary of Reserved Housing Sales Program and Timeline
2. Ulana Ward Village Summary of Reserved Housing Application and Unit Selection Process
3. Summary of HCDA Eligibility Requirements

4. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant
5. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit
6. Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project
7. A sample Pre-Qualification Letter from an approved project lender
8. A Uniform Residential Loan Application form
9. Information from each of the approved project lenders (Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, and PrimeLending)
10. Reserved Housing Application Checklist

To be eligible to participate in the Lottery, applicants must submit a **completed** application to purchase a Reserved Housing Unit (“**Reserved Housing Application**”) to the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 by 11:59 p.m. on February 13, 2022. A **completed** Reserved Housing Application shall include the following:

1. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit
 - o Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
2. Affidavit of Eligibility to Purchase as Reserved Housing Unit in the Ulana Ward Village Condominium Project
 - o Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
3. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant
 - o Agreement must be fully completed and signed by all prospective purchasers
4. Loan Pre-Qualification Letter provided by Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans or PrimeLending
5. Completed Reserved Housing Application Checklist

The earliest date that completed Reserved Housing Applications will be accepted is January 3, 2022 at 10:00 a.m. Reserved Housing Applications will not be accepted prior to this time. Applications **must be hand-delivered** to the Ulana Ward Village Sales Gallery between January 3, 2022 at 10:00 a.m. and February 13, 2022 at 11:59 p.m. to be eligible to participate in the Lottery. Only substantially complete applications will be accepted. Applications delivered by email, facsimile, mail, or courier will not be accepted. Developer will compile and maintain a list of all eligible prospective purchasers who have submitted a completed Reserved Housing Application to be included in the public lottery.

Only those qualified prospective purchasers who have submitted a completed Reserved Housing Application by 11:59 p.m. on February 13, 2022 will be included in the Lottery. Based upon the unit selection order as determined by the Lottery, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to

select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event. Prospective purchasers do not need to be present at the Lottery to be assigned a Unit Selection Number and invited to attend a Unit Selection Event.

There will be a Unit Selection Event to accommodate all qualified prospective purchasers who are assigned a Unit Selection Number at the Lottery and wish to purchase a Reserved Housing Unit. The Unit Selection Event will be held at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 on March 1, 2022 with unit selection appointment times to be assigned between the hours of 9:00 a.m. and 6:00 p.m. Prospective purchasers must attend in person or virtual the Unit Selection Event applicable to their assigned Unit Selection Number, as determined by the Lottery.

Prospective purchasers must bring to the Unit Selection Event an initial deposit in the amount of \$500.00, which will be required to be paid at the time of executing a sales contract for a Reserved Housing Unit. Only personal or cashier's checks made payable to Title Guaranty Escrow Services, Inc. shall be accepted. Wired funds will not be accepted. If a personal check is used to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, in such event, the sales contract to which the initial deposit was to be applied will be cancelled.

Prospective purchasers who were assigned a Unit Selection Number at the Lottery, but who did not have an opportunity to select one of the designated Reserved Housing Units for purchase, shall be placed on a back-up reservation list in sequential order, as determined by their Unit Selection Number. Should there be any unsold Reserved Housing Units remaining after all of the Unit Selection Events have occurred, Developer will contact prospective purchasers in the order in which they are listed on the back-up reservation list to offer them an opportunity to purchase any of the remaining, unsold Reserved Housing Units. This process shall continue until all Reserved Housing Units in the Project are sold.

II. ELIGIBILITY REQUIREMENTS FOR ORIGINAL PURCHASERS

Listed below are the eligibility requirements for prospective purchasers of Reserved Housing Units in the Project. The Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project (with notarized signature) shall specify that the prospective purchaser complies with the requirements of Section II.A below. Developer or Developer's designated representative shall be responsible to process and file the affidavit. The pre-qualification for a mortgage loan ("**Pre-Qualification Letter**") shall be based upon Developer's designated lenders' verification that the prospective purchaser meets the eligibility requirements of Sections II.B and II.C below. The Pre-Qualification Letter shall establish the maximum price of a Reserved Housing Unit for which the prospective purchaser may select and is qualified to purchase.

A. QUALIFIED PERSONS – HAR § 15-22-182 ("Qualifications for reserved housing").

The following shall be required for a prospective purchaser to qualify for the purchase of a Reserved Housing Unit in the Project:

1. Purchaser is a citizen of the United States or a resident alien;
2. Purchaser is a bona fide resident of the State of Hawaii;
3. Purchaser is at least of legal age (18 yrs.);

4. Purchaser does not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under the Mauka Area Rules;
5. If married, Purchaser's spouse does not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under Subchapter 7 of the Mauka Area Rules;
6. Purchaser shall be the owner and occupant of the Reserved Housing Unit; and
7. Purchaser has never before purchased a Reserved Housing Unit under Subchapter 7 of the Mauka Area Rules.

Exception: Subject to the approval of the HCDA Executive Director, a current owner of a Reserved Housing Unit may apply to purchase a larger reserved unit in accordance with HAR § 15-22-182(c), provided that:

- a. The applicant's current household size, determined by the number of individuals on title and their dependents, has increased and exceeds the occupancy guidelines established in HAR § 15-22-185;
- b. The applicant has resided in the current reserved unit for at least one (1) year; and
- c. The applicant qualifies to purchase a reserved housing unit in accordance with HAR § 15-22-182(a), except that the applicant's current ownership of a reserved housing unit shall not disqualify the applicant under HAR §§ 15-22-182(a)(4), (5) and (7).

Requests to purchase a larger reserved unit in accordance with HAR § 15-22-182(c) shall be sent in writing no later than two (2) weeks prior to the application deadline to Executive Director, Hawaii Community Development Authority, 547 Queen Street, Honolulu, Hawaii 96813. Such request shall indicate the applicant's current household size, as well as the date that applicant's existing reserved housing unit was first purchased and the then-size of the applicant's household.

8. The adjusted household income of a Purchaser shall not exceed one hundred forty percent (140%) of median annual income, as adjusted for household size, for households in the City and County of Honolulu, as established by HUD for 2021.

B. INCOME RESTRICTIONS – HAR § 15-22-184 (“Income”).

To provide flexibility in sales to qualified persons, the sales program will allow any household size in accordance with HAR § 15-22-185 to purchase either a one or two -bedroom Reserved Housing Unit, provided that all qualifying criteria are satisfied.

The adjusted household income of a Qualified Person purchasing a Reserved Housing Unit shall not exceed 140% of median income. The maximum qualifying income limits for 2021 are as follows:

2021 Reserved Housing Income Limits¹

Household Size	Maximum Qualifying Income
1 Person	\$103,900
2 Persons	\$118,700
3 Persons	\$133,550
4 Persons	\$148,400
5 Persons	\$160,250
6 Persons	\$172,150
7 Persons	\$184,000

¹Income limits are rounded to the nearest \$50.

The adjusted household income shall be the income earned during the most recent calendar year preceding the date of application to purchase a reserved housing unit for which copies of filed state and federal income tax returns are available, which shall be verified by said copies of filed state and federal income tax returns.

As used in this section, “adjusted household income” means the total income, before taxes and personal deductions, received by all members of the prospective purchaser’s household, including but not limited to: wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, and interest and dividend payments but not including business deductions.

C. ASSET RESTRICTIONS – HAR § 15-22-184(c) (“Income”).

The total assets of a Qualified Person shall not exceed 125% of the applicable income limits. The maximum household asset limits for 2021 are as follows:

Household Size	Net Assets Limits
1 Person	\$129,875
2 Persons	\$148,375
3 Persons	\$166,938
4 Persons	\$185,500
5 Persons	\$200,313
6 Persons	\$215,188
7 Persons	\$230,000

“Total net assets” include, but are not limited to, all cash, securities, and real estate and personal property at current fair market value, less the value of any outstanding liabilities secured by such assets. Total net assets do not include any retirement accounts and gifts to assist in unit down payments.

D. OCCUPANCY GUIDELINES – HAR §15-22-185 (“Occupancy Guidelines”).

The following are occupancy guidelines for the Reserved Housing Units:

Unit Size	Permissible Household Size	Standard Household Size
0 bedroom	1-2 persons	1 person
1 bedroom	1-3 persons	2 persons
2 bedrooms	2-5 persons	4 persons
3 bedrooms	3-7 persons	5 persons

III. **RESTRICTIONS ON THE SALE OF THE UNIT BY THE ORIGINAL PURCHASER DURING FIRST TWO YEARS AND BEYOND.**

A. **CONDITIONS ON THE TRANSFER OF RESERVED HOUSING UNITS – HAR §15-22-186 (“Conditions on Transfer of Reserved Housing Units”).**

1. **Sale During Regulated Term**

a. The original purchaser must comply with certain restrictions on selling the Reserved Housing Unit for a term of years based on unit affordability (the “**Regulated Term**”). The Regulated Term for the Reserved Housing Units in the Project are as follows:

- i. Reserved Housing Units affordable to qualified person with adjusted household income less than 100% of the 2021 HUD median income shall be subject to a ten-year Regulated Term;
- ii. Reserved Housing Units affordable to qualified persons with adjusted household incomes of 100% to 119% of the 2021 HUD median income shall be subject to a five-year Regulated Term;
- iii. Reserved Housing Units affordable to qualified persons with adjusted household incomes of 120% to 140% of the 2021 HUD median income shall be subject to a two-year Regulated Term.

b. If the original purchaser wishes to transfer title to the unit, HCDA shall have the first option to purchase the unit at a sales price based on the lower of the following two (2) methods of valuation:

- i. *Method A – Fair Market Approach*
The current fair market value less HCDA’s share of the equity in the Reserved Housing Unit as determined by HAR §15-22-187;
or
- ii. *Method B – Median Income Approach*
The original sales price of the Reserved Housing Unit adjusted proportionately to the change in median income computed from the date of purchase to the date of sale.

2. **Sale After the Regulated Term or Waiver of HCDA First Option to Purchase**

After the end of the Regulated Term or if HCDA decides not to exercise its first option to purchase the Reserved Housing Unit during the Regulated Term, the original purchaser may sell the Reserved Housing Unit without restrictions provided that the equity sharing amount must be paid to HCDA.

B. EQUITY SHARING REQUIREMENTS – HAR § 15-22-187 (“Equity Sharing Requirements”).

1. HCDA’s share of the equity in a Reserved Housing Unit shall become due as follows:

a. At resale if HCDA waives its first option to purchase the Reserved Housing Unit during the “Regulated Term” (defined above in Section III.A.1.a); or

b. At resale of the Reserved Housing Unit after the Regulated Term.

2. HCDA’s share of equity in the Reserved Housing Unit shall be the higher of:

a. Method 1 – *Original Share Equity*

An amount equivalent to the difference between the original fair market value of the Reserved Housing Unit and its original sales contract price, not to exceed the difference between the resale fair market value and the original sales contract price (HCDA’s original shared equity amount for each unit will be shown on a Reserved Housing Unit Price List and Shared Equity Amount schedule to be included in the materials provided to each prospective purchaser); or

b. Method 2 – *Percentage Share of Equity*

An amount equivalent to the HCDA’s percentage share of net appreciation calculated as the difference between the original fair market value of the Reserved Housing Unit and its original sales contract price divided by the original fair market value of the unit. “Net appreciation” means the resale fair market value less original sales contract price and actual resale costs incurred, if any.

c. **EXAMPLE:** An example of the calculation of HCDA’s share of the equity in the Reserved Housing Unit is as follows:

i.	Original Fair Market Value	=	\$650,000
ii.	Original Sales Contract Price	=	\$614,000
iii.	Resale Fair Market Value	=	\$725,000

HCDA’s share of the equity in the reserved housing unit shall be the higher of:

Method 1 (Calculation per HAR § 15-22-187(b)(1)):

(a) Original Fair Market Value	\$650,000
(b) Original Sales Contract Price	(\$614,000)
(c) Original Share of Equity [(a) minus (b)]	\$36,000

This amount shall not exceed the following:

(d) Resale Fair Market Value	\$725,000
(e) Original Sales Contract Price	(\$614,000)
(f) Maximum Equity Amount under this section [(d) minus (e)]	\$111,000

The share of equity under Method 1 is \$36,000.

Method 2 (Calculation per H A R § 15-22-187(b)(2)):

(a) Resale Fair Market Value	\$725,000
(b) Original Sales Contract Price	(\$614,000)
(c) Actual Sales Costs incurred	(\$50,750)
(d) Net Appreciation [(a) minus (b) minus (c)]	\$60,250
(e) Original Fair Market Value	\$650,000
(f) Original Sales Contract Price	(\$614,000)
(g) Original Discount [(e) minus (f)]	\$36,000
(h) Original Discount	\$36,000
(i) Original Fair Market Value	\$650,000
(j) HCDA's Percentage Share of New Appreciation [(h) divided by (i)]	5.54%
(k) Net Appreciation	\$60,250
(l) HCDA's Percentage Share of Net Appreciation	5.54%
(m) Share of Equity [(k) multiplied by (l)]	\$3,337.85

The share of equity under Method 2 is \$3,337.85.

HCDA's share of equity is **\$36,000.00** (the higher of the amounts determined in Method 1 and Method 2).

3. HCDA shall determine the fair market value of the Reserved Housing Unit at the time of the initial sale and at the time of resale. The price and terms of the resale of units shall be approved by HCDA.

C. OCCUPANCY REQUIRED; RENTAL OF RESERVED HOUSING UNITS – HAR § 15-22-186 (“Conditions on Transfer of Reserved Housing Units”).

The prospective purchaser will be purchasing the Reserved Housing Unit as an owner-occupant and, therefore, must occupy the Reserved Housing Unit at all times during the Regulated Term in

accordance with Section 15-22-190 of the Mauka Area Rules.

Within the Regulated Term, rental of the Reserved Housing Unit shall not be allowed. Violations of the owner-occupancy provision shall result in the HCDA having the first option to purchase the Reserved Housing Unit under certain conditions and at a sales price based upon a formula set forth in Section 15-22-186(c) of the Mauka Area Rules.

After the end of the Regulated Term, the “Occupancy” requirements under Section 15-22-190 of the Mauka Area Rules shall not apply and an Owner may sell or assign the Reserved Housing Unit free and clear from any transfer or price restrictions, except for applicable equity sharing requirements set forth in Section 15-22-187 of the Mauka Area Rules.

IV. **TIMELINE**

The estimated timeline for the sale of the Reserved Housing Units is as follows:

First Presale Announcement	October 29, 2021
Begin Distributing Applications	October 30, 2021
Application Pick-Up Period	October 30, 2021 to December 31, 2021
Second Presale Announcement	November 1, 2021
Begin Accepting Completed Applications	January 3, 2022
Application Deadline to be Considered for Lottery	February 13, 2022
Lottery Event for Reserved Housing Units	March 1, 2022
Unit Selection Event for Reserved Housing Units	March 5, 2022

For more information, please refer to the information in your Reserved Housing Application packet or contact the Ulana Ward Village Sales Gallery between the hours of 10:00 a.m. and 6:00 p.m. daily at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 or (808) 457-1216.

ULANA WARD VILLAGE CONDOMINIUM PROJECT
**SUMMARY OF THE RESERVED HOUSING APPLICATION AND
UNIT SELECTION PROCESS**

The 696 Reserved Housing Units in the Ulana Ward Village condominium project (the “Project”) will be offered for sale to qualified prospective purchasers who meet certain eligibility requirements through a public lottery to be held on March 1, 2022 at 9:00 a.m. (the “**Lottery**”) at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814.

Reserved Housing Application Process

Reserved Housing Application packets may be obtained from the Ulana Ward Village Sales Gallery starting October 30, 2021 at 10:00 a.m., and will be available for pickup through December 31, 2021 at 6:00 p.m. A Reserved Housing Application packet contains the following:

1. Ulana Ward Village Condominium Project Summary of Reserved Housing Sales Program and Timeline
2. Ulana Ward Village Summary of Reserved Housing Application and Unit Selection Process
3. Summary of HCDA Eligibility Requirements
4. Ulana Ward Village Registration Agreement - Reserved Housing Owner-Occupant
5. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit
6. Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project
7. A sample Pre-Qualification Letter from an approved project lender
8. A Uniform Residential Loan Application Form
9. Information from each of the approved project lenders (Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, and PrimeLending)
10. Reserved Housing Application Checklist

To be eligible to participate in the Lottery, applicant, spouse, and/or co-applicant must submit a **completed** application to purchase a Reserved Housing Unit (“**Reserved Housing Application**”) to the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 by 11:59 p.m. on February 13, 2022. A **completed** Reserved Housing Application shall contain all of the following:

1. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit
 - o Must be fully completed, signed by all prospective purchasers (attorneys-in- fact are not acceptable), and signatures must be notarized
2. Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project

- Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
- 3. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant
 - Agreement must be fully completed and signed by all prospective purchasers
- 4. Loan Pre-Qualification Letter provided by Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, PrimeLending.
- 5. Completed Reserved Housing Application Checklist

The earliest date that completed Reserved Housing Applications will be accepted is January 3, 2022 at 10:00 a.m. Reserved Housing Applications will not be accepted prior to this time. Applications **must be hand-delivered** to the Ulana Ward Village Sales Gallery between January 3, 2022 at 10:00 a.m. and February 13, 2022 at 11:59 p.m. to be eligible to participate in the Lottery. Only substantially complete applications will be accepted. Applications delivered by email, facsimile, mail, or courier will not be accepted. Developer will compile and maintain a list of all eligible prospective purchasers who have submitted a completed Reserved Housing Application to be included in the public lottery.

Only those qualified prospective purchasers who have submitted a completed Reserved Housing Application by 11:59 p.m. on February 13, 2022 will be included in the Lottery. Based upon the unit selection order as determined by the Lottery, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event. Prospective purchasers do not need to be present at the Lottery to be assigned a Unit Selection Number and invited to attend a Unit Selection Event.

There will be a Unit Selection Event to accommodate all qualified prospective purchasers who are assigned a Unit Selection Number at the Lottery and wish to purchase a Reserved Housing Unit. The Unit Selection Event will be held at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 from March 5, 2022, with unit selection appointment times to be assigned between the hours of 9:00 a.m. and 6:00 p.m. Prospective purchasers must attend in person or virtual the Unit Selection Event applicable to their assigned Unit Selection Number, as determined by the Lottery.

Prospective purchasers must bring to the Unit Selection Event an initial deposit in the amount of \$500.00, which will be required to be paid at the time of executing a sales contract for a Reserved Housing Unit. Only personal or cashier's checks made payable to Title Guaranty Escrow Services, Inc. shall be accepted. Wired funds will not be accepted. If a personal check is used to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, in such event, the sales contract to which the initial deposit was to be applied will be cancelled.

Prospective purchasers who were assigned a Unit Selection Number at the Lottery, but who did not have an opportunity to select one of the designated Reserved Housing Units for purchase, shall be placed on a back-up reservation list in sequential order, as determined by their Unit Selection Number. Should there be any unsold Reserved Housing Units remaining after all of the Unit Selection Events have occurred, Developer will contact prospective purchasers in the order in which they are listed on the back-up reservation list to offer them an opportunity to purchase any of the remaining, unsold Reserved Housing Units. This process shall continue until all Reserved Housing Units in the Project are sold.

Unit Selection Process

Registration. All prospective purchasers who have been assigned a Unit Selection Number are invited to attend the Unit Selection Event applicable to their Unit Selection Number. Prospective purchasers must register prior to the start of their Unit Selection Event appointment time at the Ulana Ward Village Sales Gallery at least 10 to 15 minutes prior to their scheduled appointment time.

Attendance. All prospective purchasers who will be listed on title must be physically present at the Unit Selection Event applicable to their Unit Selection Number to select a Reserved Housing Unit or must designate a representative to attend on the prospective purchaser's behalf using the Limited Power of Attorney form enclosed in the Reserved Housing Application packet. Failure to appear at an assigned appointment time will result in the forfeiture of the prospective purchaser's opportunity to select a Reserved Housing Unit with the prospective purchaser's assigned Unit Selection Number.

Lottery Order. Unit selection will be determined by numerical order in accordance with the Lottery results as it appears on the Unit Selection Number List compiled and maintained by the Developer. A copy of the Unit Selection Number List will be available at the Ulana Ward Village Sales Gallery and on the Ulana Ward Village website (<http://www.ulanawardvillage.com>).

Notification of Lottery Results. After the Lottery, unit selection results and corresponding dates for Unit Selection Events and unit selection appointment times will be posted to the Ulana Ward Village website (<http://www.ulanawardvillage.com>). Prospective purchasers with Unit Selection Numbers will be notified by email of their individual unit selection appointment time.

Unit Selection Event and Appointment Times. The Unit Selection Event will be held at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 beginning March 5, 2022, with unit selection appointment times to be assigned between the hours of 9:00 a.m. and 6:00 p.m. At the Unit Selection Event, prospective purchasers will be called up to make a selection in the order of their assigned Unit Selection Number. After being called, prospective purchasers will have at least five (5) minutes to select a Reserved Housing Unit for purchase. Prospective purchasers who fail to select a Reserved Housing Unit when offered, or arrive after their scheduled appointment time has already been called, automatically forfeit their opportunity to select a Reserved Housing Unit with the Unit Selection Number assigned to them.

Pre-Qualification Letter. Prospective purchasers will not be allowed to select a Reserved Housing Unit in excess of their pre-approved amount as stated in their Pre-Qualification letter. If a prospective purchaser intends to purchase a Reserved Housing Unit by way of cash, the prospective purchaser must submit proof of available cash from one of the approved project lenders and obtain a pre-approval letter stating the total purchase price prior to unit selection. Please work with your lender to update your pre-qualification letter as needed and bring it with you to the Unit Selection Event.

Sales Contract and Deposit. Once a Reserved Housing Unit is selected, prospective purchasers will be required to sign a sales contract and submit an earnest money deposit in the amount of \$500.00 by personal or cashier's check made payable to Title Guaranty Escrow Services, Inc. If a personal check is used to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, in such event, the sales contract for which said deposit is to apply shall be cancelled.

Non-Transferability. Applicants may not switch or transfer to another unit once a selection is made.

This information is provided to simplify the unit selection process. For more information and details, please refer to the information contained in your Reserved Housing Application packet or contact the Ulana Ward Village Sales Gallery between the hours of 10:00 a.m. and 6:00 p.m. daily at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 or (808) 457-1216.

In the event of any conflict between this Summary and the Mauka Area Rules, the terms of the Mauka Area Rules shall prevail.

ULANA WARD VILLAGE CONDOMINIUM PROJECT
SUMMARY OF HCDA ELIGIBILITY REQUIREMENTS

August 2021

ULANA WARD VILLAGE, LLC, a Delaware limited liability company (“Developer”) will offer for sale six hundred ninety-six (696) residential units within the Ulana Ward Village condominium project (the “Project”), as “Reserved Housing Units” to prospective owner-occupant purchasers who also meet certain eligibility requirements set forth in the Kaka’ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the “Mauka Area Rules”), as administered by the Hawaii Community Development Association (“HCDA”). The information contained herein is provided to simplify the sales process for the Reserved Housing Units. For more information on HCDA eligibility requirements, please refer to the information in your Reserved Housing Application packet, the Mauka Area Rules, or contact the Ulana Ward Village Sales Gallery, (808) 457-1216, 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814.

Reserved Housing Eligibility Requirements

To qualify as an eligible owner-occupant purchaser of a Reserved Housing Unit, a prospective purchaser:

1. Shall be a United States citizen or resident alien;
2. Shall be a bona fide resident of the State of Hawaii;
3. Shall be at least of legal age;
4. Shall not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Units under Subchapter 7 of the Mauka Area Rules;
5. If married, buyer's spouse shall not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Units under Subchapter 7 of the Mauka Area Rules;
6. Shall be the owner and occupant of the Reserved Housing Unit; and
7. Shall not have previously purchased a reserved housing unit under the Mauka Area Rules (provided, however, that in some circumstances and subject to the approval of the executive director of HCDA, a current owner of a reserved housing unit may apply to purchase a larger reserved housing unit).

(Income and Asset Restrictions on following page.)

Income and Asset Restrictions.

2021 Reserved Housing Income Limits – Honolulu County									
	%	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low Income	30%	\$25,400	\$29,000	\$32,650	\$36,250	\$39,150	\$42,050	\$46,140	\$51,630
Very Low Income	40%	\$33,850	\$38,700	\$43,550	\$48,350	\$52,200	\$56,100	\$60,500	\$65,700
	50%	\$42,300	\$48,350	\$54,400	\$60,400	\$65,250	\$70,100	\$74,900	\$79,750
	60%	\$50,800	\$58,050	\$65,300	\$72,500	\$78,300	\$84,150	\$90,200	\$96,650
Low Income	75%	\$58,250	\$66,600	\$74,900	\$83,200	\$89,900	\$96,550	\$103,200	\$109,850
	80%	\$67,700	\$77,350	\$87,000	\$96,650	\$104,400	\$112,150	\$119,850	\$127,600
Area Median Income	100%	\$74,200	\$84,800	\$95,400	\$106,000	\$114,500	\$122,950	\$131,450	\$139,900
	110%	\$81,600	\$93,300	\$104,950	\$116,600	\$125,950	\$135,250	\$144,600	\$153,900
	120%	\$89,050	\$101,750	\$114,500	\$127,200	\$137,400	\$147,550	\$157,750	\$167,900
Gap Income	130%	\$96,450	\$110,250	\$124,000	\$137,800	\$148,800	\$159,850	\$170,850	\$181,900
	140%	\$103,900	\$118,700	\$133,550	\$148,400	\$160,250	\$172,150	\$184,000	\$195,900

Number of Persons in Household and Percentage Adjustments									
Household Size	1	2	3	4	5	6	7	8	
Household Size Adjustments	70%	80%	90%	Base	108%	116%	124%	132%	

Percentage Adjustments for Unit Type						
Units Type	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Percentage Adjustment	70%	80%	Base	108%	116%	124%

* For each person in excess of eight, the four-person income limit shall be multiplied by an additional eight percent (8%). For example, the nine-person limit is equal to one hundred forty percent (140%) of the relevant four-person income limit.

* Income limits are rounded to the nearest \$50.

* HUD Base figures were interpreted by HCDA. These charts are provided as a guide only.

2021 Reserved Housing Asset Limits – Honolulu County									
	%	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low Income	30%	\$31,750	\$36,250	\$40,813	\$45,313	\$48,938	\$52,563	\$57,675	\$64,538
Very Low Income	40%	\$42,313	\$48,375	\$54,438	\$60,438	\$65,250	\$70,125	\$75,625	\$82,125
	50%	\$52,875	\$60,438	\$68,000	\$75,500	\$81,563	\$87,625	\$93,625	\$99,688
	60%	\$63,500	\$72,563	\$81,625	\$90,625	\$97,875	\$105,188	\$112,750	\$120,813
Low Income	75%	\$72,813	\$83,250	\$93,625	\$104,000	\$112,375	\$120,688	\$129,000	\$137,313
	80%	\$84,625	\$96,688	\$108,750	\$120,813	\$130,500	\$140,188	\$149,813	\$159,500
Area Median Income	100%	\$92,750	\$106,000	\$119,250	\$132,500	\$143,125	\$153,688	\$164,313	\$174,875
	110%	\$102,000	\$116,625	\$131,188	\$145,750	\$157,438	\$169,063	\$180,750	\$192,375
	120%	\$111,313	\$127,188	\$143,125	\$159,000	\$171,750	\$184,438	\$197,188	\$209,875
Gap Income	130%	\$120,563	\$137,813	\$155,000	\$172,250	\$186,000	\$199,813	\$213,563	\$227,375
	140%	\$129,875	\$148,375	\$166,938	\$185,500	\$200,313	\$215,188	\$230,000	\$244,875

* According to Sections 15-22-184(c) and 15-218-32(c) of the Mauka Area Rules establishing that the asset limit shall be set by 125% of the applicable income limit.

ALL RESERVED HOUSING ELIGIBILITY REQUIREMENTS AND INCOME AND ASSET RESTRICTIONS MUST BE MET TO QUALIFY FOR THE PURCHASE OF A RESERVED HOUSING UNIT.

All information contained herein is subject to change without notice. All Reserved Housing Units are subject to Hawaii Community Development Authority (HCDA) eligibility requirements and buy-back and equity sharing restrictions pursuant to the Mauka Area Rules.

In the event of any conflict between this Summary and the Mauka Area Rules, the terms of the Mauka Area Rules shall prevail.

ULANA

WARD VILLAGE

Application No. _____
 Ulana Ward Village Sales Executive _____

ULANA WARD VILLAGE CONDOMINIUM PROJECT

RESERVED HOUSING APPLICATION CHECKLIST

A **completed** Reserved Housing Application must contain the following:

Buyer Application Check	Team Agent Check	Manager Check	Application Documents
REGISTRATION AGREEMENT			
Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant			
			Pg. 1 – Fill in: Full name including middle name(s) & contact information
			Pg. 1 – Fill in: Rent, Own , or Live w/ Family & how many years you lived there
			Pg. 6 – Sign: Applicant names and signatures – <i>must match names on pg.1</i>
			Attach: Affidavit as to Applicant’s Legal/Physical Custody of Children – <i>for applicable buyers</i>
			Attach: Acknowledgement of Prior Purchase of Affordable Property – <i>for applicable buyers</i>
			Attach: Real Estate Disclosure Statement – <i>for applicable buyers</i>
OWNER OCCUPANT AFFIDAVIT			
Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit			
			Pg. 1 – Fill in: Date
			Pg. 4 – Sign: Applicant names and signatures – <i>must match names on Registration Agreement</i>
			Pg. 5 – Fill in: Date and printed name of applicant
			Pg. 5 – Notarized signature
AFFIDAVIT OF ELIGIBILITY			
Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project			
			Pg. 1 – Fill in: Date and check box under section (g)
			Pg. 2 – Fill in: Intended household size of reserved housing unit
			Pg. 3 – Fill In: Names and information for all household members <i>Note: Names and number in household must match Pre-Qualification and other application documents</i>
			Pg. 5 – Sign: Purchaser, purchaser printed name, and date
			Pg. 6 – Fill in: Date and printed name of purchaser

The Howard Hughes Corporation
 1240 Ala Moana Blvd.; Suite 200
 Honolulu, Hawai’i 96814
P | 808.457.1216
W | ulanawardvillage.com



WARD VILLAGE



ULANA

WARD VILLAGE

			Pg. 6 – Notarized signature
			Exhibit “1” – No action needed but must be submitted with the affidavit
POA			
Limited Power of Attorney (if applicable)			
			Pg. 1 – Fill in: Effective date, name of grantor, grantor’s address, grantee, grantee’s address
			Pg. 1 – Leave Unit No. blank
			Pg. 2 – Fill in: Date, grantor’s signature, and grantor’s printed name
			Pg. 3 – Fill in: Date and printed name of grantor
			Pg. 3 – Notarized Signature
PRE-QUALIFICATION LETTER			
Pre-Qualification from an Approved Project Lender			
			Confirm: Eligible Buyer
			Confirm: Co-Signor Affidavit – <i>and attached if applicable</i>
			Confirm: Applicant Total Household Size
			Confirm: Loan Program and Interest Rate of 4.75%
			Confirm: Includes contact info and printed name or signature of loan officer
			Attach: Gift Letter – <i>if applicable</i>

Return completed documents to:
 Ulana Ward Village Sales Gallery
 1240 Ala Moana Boulevard, Suite 100
 Honolulu, HI 96814

The Howard Hughes Corporation
 1240 Ala Moana Blvd.; Suite 200
 Honolulu, Hawai’i 96814
P | 808.457.1216
W | ulanawardvillage.com



WARD VILLAGE



FOR INTERNAL USE ONLY

Completed Reserved Housing Application Received:

DATE: _____ TIME: _____

Unit Selection No. _____

Reviewed by: _____

<u>APPLICANT</u>		<u>SPOUSE/CO-APPLICANT</u>	
Print Full Name		Print Full Name	
Home Phone	Cell Phone	Home Phone	Cell Phone
Current Address:		Current Address (if different):	
No. of Years at this Address: _____			
Mark One Below:			
Rent: _____	Own: _____	Live w/ Family: _____	

ULANA WARD VILLAGE CONDOMINIUM PROJECT

REGISTRATION AGREEMENT – RESERVED HOUSING OWNER-OCCUPANT

ULANA WARD VILLAGE, LLC (the “**Developer**”) is developing a condominium project known as Ulana Ward Village, and also to be known as “Ulana Ward Village” (the “**Project**”), to be located at 828 Auahi Street Honolulu, HI 96813. The Project contains a total of six hundred ninety-seven (697) fee simple residential condominium units and two (2) commercial units. Six hundred ninety six (696) of the 697 residential units in the Project (the “**Reserved Housing Units**”) have been designated for initial offering and sale by the Developer to prospective owner-occupant purchasers (as defined in Part V, Section B of Chapter 514B of the Hawaii Revised Statutes) who also meet certain eligibility requirements and income and asset limitations as set forth in the Kaka’ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the “**Mauka Area Rules**”), as administered by the Hawaii Community Development Authority (“**HCDA**”). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Reserved Housing Application.

The 696 Reserved Housing Units will be offered for sale to those qualified prospective purchasers who meet certain eligibility requirements as set forth in the Mauka Area Rules through a public lottery to be held on March 1, 2022 (the “**Lottery**”) at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814.

To be eligible to participate in the Lottery, applicants must submit a **completed** application to purchase a Reserved Housing Unit (“**Reserved Housing Application**”) to the Ulana Ward Village Sales Gallery

between January 3, 2022 at 10:00 a.m. and February 13, 2022 at 11:59 p.m. A **completed** Reserved Housing Application shall include the following:

1. Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit (“**Owner-Occupant Affidavit**”)
 - Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
2. Affidavit of Eligibility to Purchase as Reserved Housing Unit in the Ulana Ward Village Condominium Project (“**Eligibility Affidavit**”)
 - Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
3. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant
 - Must be fully completed and signed by all prospective purchasers
4. Loan Pre-Qualification Letter provided by an approved Project Lender (Bank of Hawaii, First Hawaiian Bank, Guaranteed Rate, American Savings Bank, Central Pacific Bank, Compass Home Loans, and Prime Lending)
5. Completed Reserved Housing Application Checklist

Only those qualified prospective purchasers who have submitted a completed Reserved Housing Application by 11:59 p.m. on February 13, 2022 will be included in the Lottery. Based upon the unit selection order as determined by the Lottery, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event. Prospective purchasers do not need to be present at the Lottery to be assigned a Unit Selection Number and invited to attend a Unit Selection Event.

Prospective purchasers who were assigned a Unit Selection Number at the Lottery, but who did not have an opportunity to select one of the designated Reserved Housing Units for purchase, shall be placed on a back-up reservation list in sequential order, as determined by their Unit Selection Number.

I UNDERSTAND, CONFIRM AND AGREE THAT:

1. Locations LLC, the Developer’s real estate broker for the Project (the “**Project Broker**”), has previously provided me with a copy of the Reserved Housing Application packet and other information relating to the Reserved Housing Application, including the qualification and sales processes, prior to my execution of this Registration Agreement.

2. I have delivered to the Project Broker along with this Registration Agreement (a) my duly executed and notarized (i) Owner-Occupant Affidavit and (ii) Eligibility Affidavit, and (b) a duly executed Pre-Qualification Letter from an approved Project Lender.

3. By signing this Registration Agreement and delivering the Owner-Occupant Affidavit, Eligibility Affidavit and Pre-Qualification Letter, and subject to confirmation by the Project Broker that my Reserved Housing Application is complete in all respects, I will be entered into the public lottery for the purchase of a Reserved Housing Unit. I agree that if I make any misrepresentation in any of the affidavits or if I have more income than I disclose in the Reserved Housing Application, the Developer may disqualify me from purchasing a Reserved Housing Unit or I may lose my opportunity to participate in the public lottery.

I further understand that if I sign and return this Registration Agreement to the Project Broker between 10:00 a.m. on January 3, 2022 and 11:59 p.m. on February 13, 2022, my name will be entered into a public lottery for the purchase of a Reserved Housing Unit to be held on March 1, 2022, at which the names of all prospective purchasers who have submitted a completed Reserved Housing Application will be selected at random to establish the order in which a prospective purchaser will be eligible to select a Reserved Housing Unit at a Unit Selection Event. I further understand that, based upon the unit selection order as determined by the Lottery, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event to be held at the Ulana Ward Village Sales Gallery. Prospective purchasers who receive a Unit Selection Number at the Lottery must be present at their respective Unit Selection Event to select a Unit for purchase, execute a sales contract, and submit an earnest money deposit in the amount of \$500.00 upon said prospective purchaser's execution of a sales contract for a Reserved Housing Unit in the Project.

4. If I fail to select a Reserved Housing Unit when offered, or if I fail to attend my scheduled appointment at the Unit Selection Event, as set forth above, then, in either such event, my opportunity to select a Reserved Housing Unit with the Unit Selection Number assigned to me shall be forfeited.

5. The sales price for a Reserved Housing Unit selected pursuant to this Registration Agreement shall be the sales price for said Reserved Housing Unit as set forth on the Developer's price list for the Reserved Housing Units then in effect. I understand that, if and when I execute and return the Sales Contract, it will not be effective until accepted by the Developer pursuant to the terms of the Sales Contract.

6. If I am offered a Reserved Housing Unit and I choose to sign the Sales Contract to purchase such Reserved Housing Unit, I will be required to provide the Project Broker with a personal or cashier's check made payable to Title Guaranty Escrow Services, Inc. in an amount equal to \$500.00. Upon the Developer's acceptance of the executed Sales Contract, the Sales Contract together with my initial deposit check will be deposited in Escrow under the terms of the Project escrow agreement dated June 16, 2021 between the Developer and Title Guaranty Escrow Services, Inc. (the "**Escrow Agreement**").

7. After the date on which the Unit Selection Event applicable to my Unit Selection Number occurs, the Developer may elect to dispense with the requirement for a Registration Agreement and to instead require, as a condition of selecting a Reserved Housing Unit, that prospective purchasers execute the Sales Contract for the selected Reserved Housing Unit, together with a signed and notarized Owner-Occupant Affidavit, Eligibility Affidavit and a duly executed Pre-Qualification Letter from an approved Project Lender (Bank of Hawaii, First Hawaiian Bank, Guaranteed Rate, American Savings Bank, Central Pacific Bank, Compass Home Loans, and Prime Lending), and to pay the required earnest money deposit under the Sales Contract to Project Escrow.

8. If I do not select a Reserved Housing Unit when offered and execute a Sales Contract, then, in such event, this Registration Agreement shall terminate and be of no further force or effect and the Developer shall have no further obligations to me under this Registration Agreement.

9. This is not a binding contract for the sale of a Reserved Housing Unit and does not bind the Developer to sell me a Reserved Housing Unit or obligate me to purchase a Reserved Housing Unit until I have executed a Sales Contract. I may cancel this Registration Agreement at any time prior to executing a Sales Contract.

10. This Registration Agreement cannot be assigned or transferred by me under any circumstances.

11. I understand that at the time I sign the Sales Contract, I will be given a copy of the Developer's Public Report, as the same may be amended, for the Project (the "**Public Report**") and I will be required to sign a receipt acknowledging my receipt of the Public Report. At such time, I will also be provided with a copy of the statutory notice of my right to cancel the Sales Contract together with information relating to the Project, including, but not limited to, a copy of the Declaration of Condominium Property Regime for the Project, as the same may be amended from time to time (the "**Declaration**"), the Bylaws of the Association of Unit Owners, as the same may be amended from time to time (the "**Bylaws**"), the Rules and Regulations for Ulana Ward Village (the "**House Rules**"), the form of Limited Warranty Unit Deed, Encumbrances and Reservation of Rights with Power of Attorney (the "**Unit Deed**"), a letter-sized copy of the recorded condominium map for the Project (the "**Condominium Map**"), as the same may be amended from time to time, and the Escrow Agreement. **I UNDERSTAND THAT I WILL BE PROVIDED WITH AN OPPORTUNITY TO READ THE PUBLIC REPORT FOR THE PROJECT AND THE DECLARATION, BYLAWS, HOUSE RULES, UNIT DEED, AND ESCROW AGREEMENT AND TO EXAMINE THE CONDOMINIUM MAP PRIOR TO THE DATE ON WHICH MY STATUTORY 30-DAY CANCELLATION RIGHTS UNDER SECTION 514B-86 OF THE HAWAII REVISED STATUTES EXPIRES.**

12. The signature of the Project Broker on this Agreement only acknowledges receipt and acceptance of this Registration Agreement. This Registration Agreement shall not be deemed effective until it has been signed by me, returned to the Project Broker together with the signed originals of the documents required under Paragraph 2 above, and the Project Broker has accepted my Reserved Housing Application as complete.

13. **Agency Disclosure**. All real estate licensees employed by or associated with Project Broker represent the Developer.

(The remainder of this page is intentionally left blank. Signature page to follow.)

IN WITNESS WHEREOF, the undersigned have executed this Registration Agreement as of the dates set forth hereinbelow.

Applicant's Signature

Print Applicant's Name

Date

Applicant's Signature

Print Applicant's Name

Date

RECEIPT AND ACCEPTANCE:

Locations LLC

By: _____

Name: _____

Its: _____

Date: _____

For Internal Use Only		
Completed Reserved Housing Application		
Received: _____	Date: _____	Time: _____
Unit Selection No.: _____		
Reviewed by: _____		

NOTICE TO ALL PERSONS SIGNING THIS AFFIDAVIT: This Affidavit is being provided to you pursuant to Part V, Subpart B of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes, as amended) and the Kaka`ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the “Mauka Area Rules”), as administered by the Hawaii Community Development Authority (“HCDA”). Part V, Subpart B of the Condominium Property Act is referred to as the “Owner-Occupant Law” in this Affidavit, and various Sections of the Owner-Occupant Law and the Mauka Area Rules are referenced in this Affidavit. This Affidavit is a legal document that contains promises which are binding on you. If these promises are broken, you could be subject to various penalties that are described in the Owner-Occupant Law and in this Affidavit. Therefore, it is strongly recommended that you seek the advice of an attorney or the Developer’s representatives if you do not understand anything contained in the Affidavit, or have questions about anything contained in this Affidavit, or do not understand the references to the Owner-Occupant Law, the Mauka Area Rules, or other provisions of the Condominium Property Act which are contained in this Affidavit.

**AFFIDAVIT OF INTENT TO PURCHASE AND RESIDE IN A
DESIGNATED OWNER-OCCUPANT RESERVED HOUSING RESIDENTIAL UNIT IN THE
ULANA WARD VILLAGE CONDOMINIUM PROJECT**

I/We, the undersigned “owner-occupant(s),” on this _____ day of _____, 202__, do hereby declare that it is my/our intention to purchase and reside in a condominium residential unit designated for an “owner-occupant” in the Ulana Ward Village condominium project, to be known as “Ulana Ward Village” (the “**Project**”) proposed by ULANA WARD VILLAGE, LLC, a Delaware limited liability company (“**Developer**”).

I/We understand, affirm, represent, and agree by signing this Affidavit that:

1. It is my/our intent to reserve and purchase an owner-occupant designated residential unit (“designated unit”) pursuant to Section 514B-96 of the Owner-Occupant Law and the Mauka Area Rules, and upon closing escrow, to reside in the designated unit as my/our principal residence for not less than 365 consecutive days (the “**Owner Occupant Term**”), or the entire duration of the regulated term applicable to the Reserved Housing Unit under Section 15-22-186(b) of the Mauka Area Rules (the “**Regulated Term**”), whichever is longer..
2. The term “owner-occupant” as used herein is defined in Section 514B-95 of the Owner- Occupant Law as:

“... any individual in whose name sole or joint legal title is held in a residential unit that, simultaneous to such ownership, serves as the individual’s principal residence, as defined by the

state department of taxation, for a period of not less than three hundred and sixty-five consecutive days; provided that the individual retains complete possessory control of the premises of the residential unit during this period. An individual shall not be deemed to have complete possessory control of the premises if the individual rents, leases or assigns the premises for any period of time to any other person in whose name legal title is not held; except that an individual shall be deemed to have complete possessory control even when the individual conveys or transfers the unit into a trust for estate planning purposes and continues in the use of the premises as the individual's principal residence during this period.” (Emphasis added).

3. I/We understand that the Mauka Area Rules require that any purchaser of a unit designated for reserved housing pursuant to the Mauka Area Rules (“**Reserved Housing Unit**”) be the owner and occupant of said Unit for a term of years based on unit affordability;
4. I/We understand that if two or more prospective owner-occupants intend to reside jointly in the same designated unit, only one owner-occupant's name shall be placed on the reservation list for the lottery unit selection system.
5. At closing of escrow, I/we shall file a claim for and secure an owner-occupant property tax exemption with the appropriate county office for the designated unit.
6. I/We have personally executed this Affidavit and I/we are all of the prospective owner-occupants for the designated unit. This Affidavit shall not be executed by an attorney-in-fact.
7. I/We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, convey or otherwise transfer any interest in the designated unit until the later of the expiration of the Owner Occupant Term or the Regulated Term; provided that I/we may transfer the designated unit into a trust under certain conditions as imposed by the HCDA.. Furthermore, I/we understand that I/we have the burden of proving my/our compliance with the law.
8. I/We understand that no developer, employee or agent of a developer or real estate licensee shall violate or aid any person in violating the Owner-Occupant Law and the Mauka Area Rules.
9. I/We shall notify the Real Estate Commission of the State of Hawaii (the “**Commission**”) and HCDA immediately upon any decision to cease being an owner-occupant of the designated unit.
10. The Commission and HCDA may require verification of my/our owner-occupant status and I/we understand that if I/we fail to submit such verification because of the sale, lease, assignment or transfer of the designated unit, the HCDA shall have the first option to purchase the Reserved Housing Unit under certain conditions and at a sales price based upon a formula set forth in Section 15-22-186(c) of the Mauka Area Rules.
11. Any applicant who is found to have willfully submitted false information or made misstatements in this Affidavit, or withheld important information from this Affidavit, shall be subject to disqualification from purchasing a Reserved Housing Unit under the Mauka Area Rules, and HCDA shall have the right to recover any money wrongfully gained by said applicant. I/We further understand that any violation of the Owner-Occupant Law shall be subject to a misdemeanor charge with a fine not to exceed \$2,000, or by imprisonment of up to a year or both. I/We further understand that if I/we violate or fail to comply with the Owner-Occupant Law, I/we shall be subject to a civil penalty of up to \$10,000 or fifty percent (50%) of the net proceeds received or to be received from the sale, lease, rental, assignment or other transfer of the designated unit, whichever amount is greater.

12. When required by context, each pronoun reference shall include all numbers (singular or plural) and each gender shall include all genders.

(The remainder of this page is intentionally left blank. Signature pages to follow.)

By signing this Affidavit, I/we represent and affirm that I/we have read, understand and agree to the above statements.

1) _____
Purchaser's Signature Print Name Date

2) _____
Purchaser's Signature Print Name Date

3) _____
Purchaser's Signature Print Name Date

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this ____ day of _____, 20____, in the First Judicial Circuit, State of Hawaii, before me personally appeared _____, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as, AFFIDAVIT OF INTENT TO PURCHASE AND RESIDE IN A DESIGNATED OWNER-OCCUPANT RESERVED HOUSING RESIDENTIAL UNIT IN THE ULANA WARD VILLAGE CONDOMINIUM PROJECT, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated _____, and contained _____ page(s), at the time of this acknowledgment/certification.

Signature of Notary Public
Print Name: _____
Notary Public, State of Hawaii
My commission expires: _____

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this ____ day of _____, 20____, in the First Judicial Circuit, State of Hawaii, before me personally appeared _____, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as, AFFIDAVIT OF INTENT TO PURCHASE AND RESIDE IN A DESIGNATED OWNER-OCCUPANT RESERVED HOUSING RESIDENTIAL UNIT IN THE ULANA WARD VILLAGE CONDOMINIUM PROJECT, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated _____, and contained _____ page(s), at the time of this acknowledgment/certification.

Signature of Notary Public
Print Name: _____
Notary Public, State of Hawaii
My commission expires: _____

**AFFIDAVIT OF ELIGIBILITY TO PURCHASE A RESERVED HOUSING UNIT IN THE
ULANA WARD VILLAGE CONDOMINIUM PROJECT**

I, the undersigned purchaser, on this ____ day of _____, 202__, do hereby declare that I have reviewed the applicable eligibility requirements established under the Kaka`ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the “**Mauka Area Rules**”), as administered by the Hawaii Community Development Authority (“**HCDA**”), for the purchase of a unit designated for reserved housing (“**Reserved Housing Unit**”) in the Ulana Ward Village condominium project, to be known as “Ulana Ward Village” (the “**Project**”). I hereby confirm and certify to ULANA WARD VILLAGE, LLC, a Delaware limited liability company (“**Developer**”), and HCDA as follows:

1. Developer will offer Reserved Housing Units in the Project for sale to prospective owner-occupants who are “Qualified Persons”. A Qualified Person means a person who meets all of the following qualifications, as set forth in Section 15-22-182 of the Mauka Area Rules:

(a) Is a citizen of the United States or a resident alien;

(b) Is a bona fide resident of the State of Hawaii;

(c) Is at least of legal age;

(d) Does not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under Subchapter 7 of the Mauka Area Rules;

(e) If married, whose spouse does not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under Subchapter 7 of the Mauka Area Rules;

(f) Shall be the owner and occupant of the Reserved Housing Unit for the entire duration of the regulated term applicable to the Reserved Housing Unit under Section 15-22-186(b) of the Mauka Area Rules (the “**Regulated Term**”); and

(g) Check the appropriate box below:

Has never purchased a Reserved Housing Unit under Subchapter 7 of the Mauka Area Rules; or

Currently owns a Reserved Housing Unit and is applying to purchase a larger Reserved Housing Unit, subject to the approval of the executive director of HCDA.

2. In addition to the foregoing qualifications, a Qualified Person must meet certain income and asset limitations set forth in Section 15-22-184 of the Mauka Area Rules as follows:

(a) The adjusted household income shall not exceed 140% of median income.

- (i) The adjusted household income shall be the income earned during the most recent calendar year preceding the date of application to purchase a Reserved Housing Unit for which copies of filed state or federal tax returns are available.
 - (ii) “Adjusted household income” means the total income, before taxes and personal deductions, received by all members of the eligible borrower's household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments but not including business deductions.
 - (iii) “Median income” means the median annual income, adjusted for household size, for households in the City and County of Honolulu as most recently established by the United States Department of Housing and Urban Development for the Section 8 Housing Assistance Payments Program.
- (b) The assets of a Qualified Person shall not exceed 125% of the income limit by household size.
- (i) “Assets” include, but are not limited to, all cash, securities, and real and personal property at current fair market value, less (a) any outstanding liabilities secured by such assets, and (b) any retirement accounts and (c) gifts to assist in unit down payments.
- (c) The following are the income limits and asset limits by household size for the Project:

Household Size by No. of Persons	Median Income	Income Limit (140% of Median Income)	Asset Limit
1	\$74,200	\$103,900	\$129,875
2	\$84,800	\$118,700	\$148,375
3	\$95,400	\$133,550	\$166,938
4	\$106,000	\$148,400	\$185,500
5	\$114,500	\$160,250	\$200,313
6	\$122,950	\$172,150	\$215,188
7	\$131,450	\$184,000	\$230,000

3. I represent that I am a Qualified Person and meet the eligibility requirements set forth in Sections 1 and 2 above.

4. I intend to purchase a Reserved Housing Unit and I intend to comply with all of the requirements for purchase of reserved housing units contained in the Mauka Area Rules.

5. I understand that the Mauka Area Rules require, among other things, that the Reserved Housing Unit I purchase must be occupied by me at all times and is not to be rented, unless otherwise approved by HCDA. I have a household size of ____ person(s), and the individuals listed below will occupy the Reserved Housing Unit:

	<u>Name</u>	<u>Relationship to Purchaser</u>	<u>Adjusted Gross Income</u>	<u>Age</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____

6. I agree to inform Developer of any changes after the date first stated above that affect my eligibility and/or household size.

7. I authorize Developer and its agents and representatives, including, without limitation, the designated Project Lenders (Bank of Hawaii, First Hawaiian Bank, Guaranteed Rate, American Savings Bank, Central Pacific Bank, Compass Home Loans, and Prime Lending) and HCDA, to periodically verify compliance with each of the provisions stated herein, and I acknowledge and agree that I will be required to provide Developer, its agents and representatives, and HCDA, with information relating to my family's income, composition, financial condition and status changes prior to admission to the reserved housing purchase program and at any other time as determined by HCDA. I acknowledge and agree that I may be required to provide documentation to verify information submitted to Developer and/or HCDA, including, but not limited to, verification of deposit, verification of employment, and a credit bureau report.

8. I understand and agree that on an ANNUAL basis, or as otherwise determined by HCDA, I shall be required to certify to HCDA that I am in compliance with the owner-occupant requirements by submitting a written certification to HCDA ("Certificate of Compliance") in the form attached hereto as Exhibit "1" (or such other form as HCDA may from time to time require).

9. I understand and agree that the Regulated Term applicable to my purchase of the Reserved Housing Unit pursuant to Section 15-22-186 of the Mauka Area Rules will be as follows:

- (a) Ten (10) years for Reserved Housing Units affordable to qualified persons with adjusted household income less than 100% of the 2021 HUD median income ; and
- (b) Five (5) years for Reserved Housing Units affordable to qualified persons with adjusted household incomes of 100% to 119% of the 2021 HUD median income; and
- (c) Two (2) years for Reserved Housing Units affordable to qualified persons with adjusted household incomes of 120% to 140% of the 2021 HUD median income.

I further understand and agree that the applicable Regulated Term will be set forth in the condominium unit deed conveying the Reserved Housing Unit to me.

10. I understand and agree that if I fail to occupy my Reserved Housing Unit or wish to transfer title to my Reserved Housing Unit during the Regulated Term, HCDA shall have the first option to purchase my Reserved Housing Unit at a sales price based upon a formula set forth in Section 15-22-186(c) of the Mauka Area Rules and as will be set forth in the condominium unit deed conveying the Reserved Housing Unit to me.

11. I understand and agree that after the end of the Regulated Term, I may sell or assign my Reserved Housing Unit free from any transfer or price restrictions, except for applicable equity sharing requirements set forth in Section 15-22-187 of the Mauka Area Rules. The equity sharing payment requirement never expires and must be paid in full to the HCDA upon sale or transfer of the Reserved Housing Unit.

12. I understand and agree that I shall not sell or offer to sell, lease or offer to lease, assign or offer to assign, or otherwise transfer the Reserved Housing Unit, except as permitted under all applicable provisions of the Mauka Area Rules and as may be approved by HCDA.

13. I understand and agree that, during the Regulated Term, HCDA may, from time to time, request information and/or documentation to verify my owner-occupant status, and that if I am found to have willfully submitted false information, made misstatements, or withheld important information from HCDA with respect to such verification, I shall be disqualified from purchasing or renting a Reserved Housing Unit and HCDA shall have the right to recover any monies wrongfully gained by me and to any other recourse provided by law.

14. When required by context, each pronoun reference shall include all numbers (singular or plural) and each gender shall include all genders.

(The remainder of this page is intentionally left blank. Signature page to follow.)

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this ____ day of _____, 20____, in the First Judicial Circuit, State of Hawaii, before me personally appeared _____, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as, AFFIDAVIT OF ELIGIBILITY TO PURCHASE A RESERVED HOUSING UNIT IN THE ULANA VILLAGE CONDOMINIUM PROJECT, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated _____, and contained _____ page(s) (including *Exhibit "1"*), at the time of this acknowledgment/certification.

Signature of Notary Public
Print Name: _____
Notary Public, State of Hawaii
My commission expires: _____

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this ____ day of _____, 20____, in the First Judicial Circuit, State of Hawaii, before me personally appeared _____, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as, AFFIDAVIT OF ELIGIBILITY TO PURCHASE A RESERVED HOUSING UNIT IN THE ULANA VILLAGE CONDOMINIUM PROJECT, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated _____, and contained _____ page(s) (including *Exhibit "1"*), at the time of this acknowledgment/certification.

Signature of Notary Public
Print Name: _____
Notary Public, State of Hawaii
My commission expires: _____

EXHIBIT "1"

ULANA WARD VILLAGE
Certificate of Compliance with Owner-Occupant Reserved Housing Unit

Unit No. _____ (the "**Unit**")

List the name of each occupant residing in the Unit:

1. _____ 2. _____
3. _____ 4. _____

Pursuant to that certain LIMITED WARRANTY UNIT DEED, ENCUMBRANCES AND RESERVATION OF RIGHTS WITH POWER OF ATTORNEY (the "**Unit Deed**"), the undersigned is the owner-occupant of the Unit located at the Ulana Ward Village condominium project, to be known as "Ulana Ward Village" (the "**Project**"), which is subject to certain restrictions set forth in the Kaka'ako Community Development District Mauka Area Rules, Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the "**Mauka Area Rules**") and administered by the Hawaii Community Development Authority ("**HCDA**").

The Mauka Area Rules, the Declaration of Condominium Property Regime for the Project (the "**Declaration**"), and the Unit Deed provide that the Unit is subject to a Regulated Term of _____ (____) years, and that as an owner-occupant during the Regulated Term, I must occupy the Unit as my primary residence and occupy and use the Unit in accordance with the Mauka Area Rules.

I understand that violation of the Mauka Area Rules shall be sufficient reason for HCDA, at its option, to purchase the Unit from me within the Regulated Term.

I hereby certify that the Unit is my primary residence, that I occupy the Unit at all times, and that during the Regulated Term, I shall continue to observe, perform, and comply with all of the covenants, conditions, and restrictions pertaining to the ownership, use, occupancy and transfer of the Unit as set forth in the Mauka Area Rules, the Declaration, and the Unit Deed.

(The remainder of this page is intentionally left blank. Signatures on next page.)

ULANA WARD VILLAGE
LIMITED POWER OF ATTORNEY

This LIMITED POWER OF ATTORNEY is granted and effective as of _____
 (“**Effective Date**”), by _____, whose address is
_____.

I hereby appoint _____, whose address is
_____, to be my attorney-in-fact, and to act on my
behalf for the purchase of Unit(s) _____ (“**Unit(s)**”) at the Ulana Ward Village
condominium project (“**Project**”) located in Honolulu, Hawaii, and to receive documents regarding said
Unit(s) and/or the Project. This Limited Power of Attorney is subject to the following conditions and
restrictions:

(1) This Limited Power of Attorney shall be used solely for the purposes of purchasing the
Unit(s) at the Project and receiving documents pertaining to said Unit(s) and/or the Project, which may
specifically require the following necessary or desirable actions: the selection of the Unit(s); the
negotiation of the purchase price(s) for the Unit(s); the receipt of the Public Report, Notice of Right to
Cancel, and Project Documents, all as defined in the Ulana Ward Village Purchase Agreement & Deposit
Receipt (“**Purchase Agreement**”), and any amendments thereto.

(2) This Limited Power of Attorney, as executed by me, shall be conclusive evidence to any
third party, including Seller, any lender, and escrow, that my attorney-in-fact has the authority and power
to take the actions described herein. My attorney-in-fact may rely upon this Limited Power of Attorney
in exercising such authority and power on my behalf and in my name prior to the expiry time without
further authorization or direction by me.

(3) All decisions regarding the purchase of the Unit(s) in the Project, acknowledgments,
representations, warranties, consents, disclosures, waivers, or covenants made by my attorney-in-fact on
my behalf, and all documents executed by my attorney-in-fact prior to the expiry time and in accordance
with this Limited Power of Attorney shall be conclusively deemed to be fully authorized and directed by
me, and I acknowledge that any obligations created or acknowledgments, representations, warranties,
consents, disclosures, waivers, or covenants made with respect to any decision made or any documents
executed by my attorney-in-fact in my name are my obligations as principal.

In consideration of my attorney-in-fact accepting this appointment, I agree to indemnify my
attorney-in-fact from any loss, cost, and expense, or damage suffered or incurred by my attorney-in-fact
as a result of acting as my attorney-in-fact.

This Limited Power of Attorney shall expire at 11:59 p.m. (HST) on _____, or
at such earlier date and time as I shall advise my attorney-in-fact by an acknowledged writing.

IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney on the
_____ day of _____, 20____.

By: _____
Print Name: _____

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this ____ day of _____, 20____, in the First Judicial Circuit, State of Hawaii, before me personally appeared _____, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as, LIMITED POWER OF ATTORNEY, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated _____, and contained ____ page(s), at the time of this acknowledgment/certification.

Signature of Notary Public
Print Name: _____
Notary Public, State of Hawaii
My commission expires: _____

6. The Applicant and the Other Party understand that it is a crime punishable by a fine or imprisonment for 30 days or both to knowingly make a false statement concerning the above facts as applicable under the provision of the Hawaii Penal Code, Part V Section 701-1063, as may be amended; and shall be cause for automatic disqualification from this and future HCDA projects.

Applicant:

Applicant's Signature Date

Print Applicant's Name Date

This ____-page Affidavit as to Applicant's Legal/ Physical Custody of Children dated _____, 20____, was subscribed and sworn to before me this ____ day of _____, 20____.

Print Name: _____
Notary Public, State of Hawaii

Judicial Circuit
My commission expires: _____

Other Party:

Other Party Name Date

Print Other Party Name Date

This ____-page Affidavit as to Applicant's Legal/ Physical Custody of Children dated _____, 20____, was subscribed and sworn to before me this ____ day of _____, 20____.

Print Name: _____
Notary Public, State of Hawaii

Judicial Circuit
My commission expires: _____

9. I/We understand that the statements made in this Affidavit are made under oath and will be relied upon by HCDA in its review of the application to purchase. Applicant and the Co-Signor shall be subject to misdemeanor criminal charges under Hawaii Penal Code, Section 710-1061, HRS, which are punishable by a fine and/or imprisonment and forfeiture of the property purchased, for knowingly making a false statement in this Affidavit.

APPLICANT:

_____	_____	_____
Print Applicant's Name	Applicant's Signature	Date
_____	_____	_____
Print Spouse's Name	Spouse's signature	Date
_____	_____	_____
Print Co-Applicant Name	Co-Applicant Signature	Date
_____	_____	_____
Print Co-Applicant Spouse's Name	Co-Applicant Spouse's Signature	Date

This _____-page Applicant and Co-Signor Affidavit dated _____, 20____, was subscribed and sworn to before me this _____ day of _____, 20____.

Print Name: _____
Notary Public, State of Hawaii

Judicial Circuit
My commission expires: _____

Official stamp or seal

CO-SIGNOR(S):

Relationship(s) to Applicant: _____

_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Street Address, City, State, Zip Code		Best Phone No.
_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Street Address, City, State, Zip Code		Best Phone No.

This _____-page Applicant and Co-Signor Affidavit dated _____, 20____, was subscribed and sworn to before me this _____ day of _____, 20____.

Print Name: _____
Notary Public, State of Hawaii

Judicial Circuit
My commission expires: _____

Official Stamp or Seal

REAL ESTATE DISCLOSURE STATEMENT

Name of Primary Applicant: _____

❖ **Important:** To be completed as applicable by all household member(s) who owns any interest in real property anywhere in the world. **Attach the respective supporting documents as required below.**

Name of Property Owners	Percent Share of Ownership Interest
Tenancy: (check one→) <input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common <input type="checkbox"/> Tenants by the Entirety	

List persons residing on the property; and relationship to the applicant, spouse, co-applicant or co-applicant spouse.

	Relationship To whom?	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant
		<input type="checkbox"/> Spouse	<input type="checkbox"/> Co-Applicant Spouse
	Relationship To whom?	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant
		<input type="checkbox"/> Spouse	<input type="checkbox"/> Co-Applicant Spouse
	Relationship To whom?	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant
		<input type="checkbox"/> Spouse	<input type="checkbox"/> Co-Applicant Spouse
	Relationship To whom?	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant
		<input type="checkbox"/> Spouse	<input type="checkbox"/> Co-Applicant Spouse

I. Residential

Type of Property:	<input type="checkbox"/> Single/Duplex Single-Family	No. of Bedrooms	
	<input type="checkbox"/> Condominium/PUD/Cooperative/Apartment	No. of Bathrooms	
	<input type="checkbox"/> Vacant Land (See Section II below **)	Square Feet – Lot	
	<input type="checkbox"/> Other real property - specify	Square Feet – Dwelling	
Tax Map Key:			
Property Address, City, State, Zip			

**** Attach the following to this completed form.**

- 1) A certified recorded copy of the conveyance document, lease, agreement of sale, trust document, partnership agreement, etc.; and
- 2) Property Report or County Real Property Report.

II. Vacant Land ***

Name of project/subdivision:			
Location or if available, Complete Property Address:			
Tax Map Key, if applicable:			
Type of Property:	<input type="checkbox"/> Residential - Zoned for Residential? <input type="checkbox"/> Yes <input type="checkbox"/> No, explain on back. <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Check if any of the following are available in the subdivision?	<input type="checkbox"/> Water	<input type="checkbox"/> Telephone	<input type="checkbox"/> Association of Owners
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Trash Pickup	<input type="checkbox"/> Management Co.
If not available, provide explanation on the back of this sheet.	<input type="checkbox"/> Electricity	<input type="checkbox"/> Mail Delivery	<input type="checkbox"/> TV/Internet Cable
	<input type="checkbox"/> Gas	<input type="checkbox"/> Covenants	<input type="checkbox"/> Other
	<input type="checkbox"/> Streets	<input type="checkbox"/> Restrictions	<input type="checkbox"/> Other

Home many dwellings are planned for this vacant parcel?

How many are occupied as of today?

Are all lots and common facilities legally accessible by public road or street? Yes No, explain on back.

Is the subdivision approved for construction of dwelling units? Yes No, explain on back.

If proposed or partly completed, what is the estimated completion date?

Do you have an executed contract with estimated costs and conditions for completion?

Yes, provide a copy of the contract, public offering statement, No, explain.

***** Attach copies of the following to this completed form.**

- 1) A certified recorded copy of the conveyance document, lease, agreement of sale, trust document, partnership agreement, etc.;
- 2) Property Report; and
- 3) Additional supporting documents describing the vacant parcel, including whether the land is suitable for residential dwelling purposes.



ULANA

WARD VILLAGE

Ward Village Reserved Housing Program

LENDER PRE-QUALIFICATION CHECKLIST

Income Documentation

FOR EVERY MEMBER OF THE HOUSEHOLD EARNING OR RECEIVING INCOME

- Current pay stubs (1-month history) for all sources of employment including part-time work
- Most recent W-2 Form
- Last 3 years of state and federal income tax returns
- Personal and business returns as applicable
- Documentation for other forms of income
- Child support, alimony, social security, pension, bonus, VA benefits and other forms of income into the household
- Gift letter from related party assisting buyer(s) with the down-payment for the purchase

Assets Documentation

- For every member of the household
- Bank statements (provide 1 month, all pages)
- Investment, brokerage and/or retirement account statements (provide 1 month, all pages)

ULANA

WARD VILLAGE

Enclosed are the lender fliers and applications for:

- Guaranteed Rate
- American Savings Bank
- Bank of Hawaii
- Central Pacific Bank
- Compass Home Loans
- First Hawaiian Bank
- PrimeLending

Please fill out an application for of one of the project lenders in this packet and contact them to determine your eligibility and qualification.

ULANA Ward Village

Lenders Reserve Housing Eligibility Packet



Your Hawaii Home
Loan Experts

Guaranteed Rate
www.rate.com
808-650-2200

Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)

- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household

- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)

- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.

- Contact a loan officer at Guaranteed Rate to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, Guaranteed Rate must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, the Guaranteed Rate must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, Guaranteed Rate must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,

(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gfit Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed ____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) ____ - ____ or email at _____@com.

Sincerely,

Lenders Company Name _____

Lender Title, NMLS _____



ULANA
WARD VILLAGE

Guaranteed Rate is your condo expert.

Guaranteed Rate is one of the most trusted lenders in the industry. Our project loan officers can find the right loan program for you and handle your loan with the highest level of customer service.

- 95% customer satisfaction rating*
- Cutting-edge tech like the Digital Mortgage makes the process seamless
- In-house processing, underwriting and closing departments for faster loan closings
- A variety of loan programs – conventional, Jumbo, renovation and VA
- 30-year fixed and adjustable rate mortgage (ARM) products available
- Extended lock options available**

*95% Customer Satisfaction: Data Source: Guaranteed Rate's Client Satisfaction Surveys (Averaged 2020)

**Subject to project approval

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more information.

Guaranteed Rate, Inc. is a private corporation organized under the laws of the State of Delaware. It has no affiliation with the US Department of Housing and Urban Development, the US Department of Veterans Affairs, the US Department of Agriculture or any other government agency.



Feel free to give us a call anytime for all your home financing needs.



Tana Feeley
SVP of Mortgage Lending
(808) 366-9300
NMLS: 316243
tana.feeley@rate.com
1001 Bishop Street, Ste 1000
Honolulu, HI 96813



Lanae Santos
VP of Mortgage Lending
(808) 780-5197
NMLS: 470414; HI - TAO
lanae.santos@rate.com
1001 Bishop Street, Ste 1000
Honolulu, HI 96813



Justin Enos
VP of Mortgage Lending
(808) 294-7900
NMLS: 1147361
justin.enos@rate.com
98-1258 Kaahumanu Street,
Ste 101
Pearl City, HI 96782



Kriztofer Laborete
VP of Mortgage Lending
(808) 769-7582
NMLS: 894546; HI - TAO
kriztofer.laborete@rate.com
1001 Bishop Street, Ste 1000
Honolulu, HI 96813



John Keifer
VP of Mortgage Lending
(808) 222-9799
NMLS: 1036393; HI - TAO
john.keifer@rate.com
98-1258 Kaahumanu St, Ste 101
Honolulu, HI 96782



Angela Lim
SVP of Mortgage Lending
(808) 339-3920
NMLS: 674838
angela.lim@rate.com
1001 Bishop Street, Ste 1000
Honolulu, HI 96813

ULANA Ward Village

Lenders Reserve Housing Eligibility Packet



NMLS #423168

asbhawaii.com/mortgage

(808) 593-1226



Member FDIC



Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)
- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household
- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)
- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.
- Contact a Loan Officer at **American Savings Bank** to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift are:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account. American Savings Bank must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing. the transfer of the gift funds is by certified check made on the donor's account, the American Savings Bank must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing. American Savings Bank must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____

(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gift Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed _____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) _____ - _____ or email at _____@com.

Sincerely,

American Savings Bank
Residential Loan Officer,
NMLS _____



Member FDIC
NMLS #423168



AMERICAN
Savings Bank

Real Life, Real Answers



ULANA

WARD VILLAGE

Get started with a pre-qualification from American Savings Bank.

We offer a variety of mortgage options to help meet your needs.

For more information on financing a unit at Ulana Ward Village, and special promotions available, please give us a call today.

Financing with Local Experts



Brian Ako
NMLS #1083184
(808) 741-5130
bako@asbhawaii.com



Ryan Amemiya
NMLS #646590
(808) 681-9487
ramemiya@asbhawaii.com



Manny August, Jr.
NMLS #662118
(808) 927-4512
maugust@asbhawaii.com



Derek Cheng
NMLS #477492
(808) 348-4919
dcheng@asbhawaii.com
Cantonese/Mandarin Speaking



Debbie Goto
NMLS #477346
(808) 551-0163
dgoto@asbhawaii.com



Mark James
NMLS #477462
(808) 348-4920
mjames@asbhawaii.com



Carolyn Johiro
NMLS #477461
(808) 348-4913
cjohiro@asbhawaii.com



Stefan Kant, Jr.
NMLS #1191266
(808) 295-7924
skant@asbhawaii.com
Bulgarian Speaking



Kiyomi "Kiki" Kise
NMLS #1444868
(808) 425-2310
kkise@asbhawaii.com
Japanese Speaking



Michelle Luxton
NMLS #363495
(808) 228-8850
mluxton@asbhawaii.com



Alan Magno
NMLS #477326
(808) 425-2974
amagno@asbhawaii.com



Alan Miyasaki
NMLS # 609921
(808) 354-9220
amiyasaki@asbhawaii.com
Japanese Speaking



Kristen Pacpaco
NMLS #477475
(808) 291-8577
kpacpaco@asbhawaii.com



Misha Myung Pak
NMLS #477324
(808) 979-4581
mpak@asbhawaii.com
Korean Speaking



Jose Requilman
NMLS #477428
(808) 518-9732
jorequilman@asbhawaii.com



Paul Santos
NMLS #477347
(808) 927-9548
psantos@asbhawaii.com



Reyn Sugai
NMLS #1636384
(808) 979-6641
rsugai@asbhawaii.com



Bryce Tani
NMLS #477420
(808) 927-9545
btani@asbhawaii.com



Glenn Tarumoto
NMLS #685427
(808) 226-7888
gtarumoto@asbhawaii.com



Alex Truong
NMLS #1325920
(808) 428-6248
atruong@asbhawaii.com
Vietnamese Speaking



EQUAL HOUSING LENDER
Member FDIC
© 2021 American Savings Bank, F.S.B.

MKT-929 (9/21)

HOME LOANS FROM AMERICAN SAVINGS BANK

Oahu (808) 593-1226 | Maui (808) 872-4999 | Kauai (808) 632-5050
Hilo (808) 933-7599 | Kona (808) 933-8215 | Toll-free (800) 293-2878

asbhawaii.com

ULANA Ward Village

Lenders Reserve Housing Eligibility Packet



NMLS ID #473824

Bank of Hawaii
www.boh.com/loanofficers



Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)

- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household

- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)

- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.

- Contact a loan officer at Bank of Hawaii to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

Mortgage Pre-Qualification Form for Purchase Transactions Only

Project Name:	Unit #:	Purchase Price: \$
Project Realtor's Name:	Ph:	Email:
Buyer's Realtor's Name:	Ph:	Email:
Subject Property will be:	<input type="checkbox"/> Primary Residence	

	<i>Applicant</i>	<i>Co-Applicant</i>
Name:		
SSN:		
Date of Birth:		
Address:		
City, State Zip		
Email:		
Phone Numbers: (cell, work, home):		
How many years at address:		
Employer:		
Employed How Long:		
Employer 2:		
Employed How Long:		
Employer (prior):		
Employed How Long:		
Gross Income		
Base (per hr/wk/bi-wkly/mo):		
Bonuses/Overtime:		
Commissions/Dividends/Interest:		
Other (describe):		
Rental Income from Subject Unit:		
Total:		
Assets		
Checking/Savings:		
Stocks/Bonds:		
Retirement Accounts:		
Gift Funds Available:		
Other (describe):		
Total:		

<i>Liabilities</i>	<i>Monthly</i>	<i>Balance</i>
Mortgage/Rent:		
Auto Loan(s):		
Installment Loan(s):		
Credit Card:		
Credit Card:		
Child Care/Support:		
Student Loans/Other (describe):		
Total:		
Total		

This form is to be used as a worksheet only in conjunction with pre-qualification procedures and not an application.

For further assistance, contact one of our Loan Officers at
www.boh.com/loanofficers

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, Bank of Hawaii must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, the Bank of Hawaii must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, Bank of Hawaii must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,

(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gfit Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed ____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) ____ - ____ or email at _____@com.

Sincerely,

Lenders Company Name _____

Lender Title, NMLS _____



Finance your home at Ulana Ward Village with Bank of Hawaii

Let our mortgage team help you make memories in your very own home.



SimpliFi
MORTGAGE BY BANK OF HAWAII™

Downtown



Jack Smyth
VP and Executive Loan Officer
NMLS ID# 609936
Phone: 694-8957
Cell: 265-2287



Destenie Turner
AVP and Executive Loan Officer
NMLS ID# 787146
Phone: 694-8561
Cell: 294-0332



Michael Manago
Senior Loan Officer
NMLS ID# 617729
Phone: 694-8533
Cell: 347-5668



Russell Miyashiro
Executive Loan Officer
NMLS ID# 609922
Phone: 694-8785
Cell: 330-8466

Kahala



Brenda Gross Mitchell
VP and Private Banking Loan Officer
NMLS ID# 609920
Phone: 694-7454
Cell: 286-2656



Damien Lorentz
VP and Executive Loan Officer
NMLS ID# 609914
Phone: 694-7456
Cell: 271-4900



Jennifer Gross Gershan
VP and Executive Loan Officer
NMLS ID# 725064
Phone: 694-4888
Cell: 291-7270

Ala Moana



Corey Shimabuku
VP and Executive Loan Officer
NMLS ID# 609934
Phone: 694-7458
Cell: 271-3134



Edina Galla
Senior Loan Officer
NMLS ID# 374225
Phone: 694-1443
Cell: 348-8210

Pearlridge



Kai Yamamoto
VP and Executive Loan Officer
NMLS ID# 609940
Phone: 694-6092
Cell: 265-3142



Mark James
Senior Loan Officer
NMLS ID# 247356
Phone: 694-6096
Cell: 853-7319



Desiree Julian
AVP and Executive Loan Officer
NMLS ID# 674097
Phone: 694-1418
Cell: 384-7880



Dwight Bolosan
AVP and Senior Loan Officer
NMLS ID# 609905
Phone: 694-1432
Cell: 292-7285



Anthony Le
Senior Loan Officer
NMLS ID# 347495
Phone: 694-8556
Cell: 864-3492

Residential Lending Administration



James Moniz
EVP and Mortgage Banking Manager
NMLS ID# 1455681
Phone: 694-4213



Carol A. Nonaka Marx
SVP and Retail Sales Manager
NMLS ID# 609916
Phone: 694-8855
Cell: 265-6400



In total dollars and number of loans made in the State of Hawaii.[†]

[†]#1 Residential Lender ranking is for total number of residential loans and total dollars made by a lender in the State of Hawaii in 2020. Information compiled by Title Guaranty derived from Hawaii Bureau of Conveyances tax data recorded information for 2020. Information is deemed reliable but not guaranteed.

For more information, call one of our Loan Officers.

Complete our Mortgage Pre-Qualification Form Today

Project Name: _____ Unit #: _____ Purchase Price: \$ _____
Project Realtor's Name: _____ Ph: _____ Email: _____
Buyer's Realtor's Name: _____ Ph: _____ Email: _____

Subject Property will be: Primary Residence Second Home Investment

Borrower Information

Applicant

Co-Applicant

Name: _____
SSN: _____
Date of Birth: _____
Address: _____
City/State/Zip: _____
Email: _____
Phone Numbers: Cell/Work/Home _____
Home many years at current address: _____
Employer: _____
Employed how long: _____
Employer 2: (if applicable) _____
Employed how long: _____
Prior Employer: (if applicable) _____
Employed how long: _____

Gross Income

Applicant

Co-Applicant

Base (per hr/wk/bi-wkly/mo): _____
Bonuses/Overtime: _____
Commissions/Dividends/Interest: _____
Other (describe): _____
Rental Income (if any): _____
Total: _____

Assets

Applicant

Co-Applicant

Mortgage/Rent: _____
Auto Loan(s): _____
Installment Loan(s): _____
Credit Card(s): _____
Child Care/Support: _____
Student Loans/Other (describe): _____
Total: _____

TOTAL:

This form is to be used as a worksheet only in conjunction with pre-qualification procedures and is not an application.

For more information, call one of our Loan Officers at any of our Loan Centers.

ULANA
Ward Village

Lenders Reserve Housing Eligibility Packet

**CENTRAL
PACIFIC
BANK**

Central Pacific Bank
www.cpb.bank
808-356-4000

Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application

- **Income Documentation** for household members earning or receiving income (scanned/emailed copies preferred)
 1. Current pay stubs (1-month history) for all sources of employment including part-time work
 2. 2020 & 2019 W-2 Form (all sources of income)
 3. 3 years personal tax returns: 2020, 2019 and 2018 State and Federal Income Tax Returns
 4. Business tax returns and K-1's, if applicable
 5. Documentation for other forms of income such as: Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income earned by household members

- **Assets Documents** for every member of the household (scanned/emailed copies preferred)
 1. Bank Statements (provide 1 month, all pages)
 2. Investment/brokerage statements (provide 1 month, all pages)

- **STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT** – identifying the number and names of members in the household that will occupy the reserve unit.

Contact a loan officer at **Central Pacific Bank** to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

Mortgage Pre-Qualification Form for Purchase Transactions Only

Project Name:	Unit #:	Purchase Price: \$
Project Realtor's Name:	Ph:	Email:
Buyer's Realtor's Name:	Ph:	Email:
Subject Property will be:	<input type="checkbox"/> Primary Residence	

	<i>Applicant</i>	<i>Co-Applicant</i>
Name:		
SSN:		
Date of Birth:		
Address:		
City, State Zip		
Email:		
Phone Numbers: (cell, work, home):		
How many years at address:		
Employer:		
Employed How Long:		
Employer 2:		
Employed How Long:		
Employer (prior):		
Employed How Long:		
Gross Income		
Base (per hr/wk/bi-wkly/mo):		
Bonuses/Overtime:		
Commissions/Dividends/Interest:		
Other (describe):		
Rental Income from Subject Unit:		
Total:		
Assets		
Checking/Savings:		
Stocks/Bonds:		
Retirement Accounts:		
Gift Funds Available:		
Other (describe):		
Total:		

<i>Liabilities</i>	<i>Monthly</i>	<i>Balance</i>
Mortgage/Rent:		
Auto Loan(s):		
Installment Loan(s):		
Credit Card:		
Credit Card:		
Child Care/Support:		
Student Loans/Other (describe):		
Total:		
Total		

This form is to be used as a worksheet only in conjunction with pre-qualification procedures and not an application.

For further assistance, contact one of our Loan Officers at
Central Pacific Bank 808-356-4000



STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, Central Pacific Bank must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, Central Pacific Bank must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, Central Pacific Bank must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,
(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed ____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) ____ - ____ or email at _____@cpb.bank.

Sincerely,

Lenders Company Name _____
Lender Title, NMLS _____

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gift Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____



ULANA

WARD VILLAGE



Let us help secure the home of your dreams.

Central Pacific Bank is pleased to offer buyers of Ulana Ward Village competitive interest rates, extended rate lock options on conforming loans, VA loans, USDA loans, portfolio loans, and first time homebuyer programs.*

Ask a Mortgage Loan Officer for details!

CENTRAL PACIFIC BANK

Phone
808-544-0500

Toll-Free
1-800-342-8422

Main Office
225 Queen Street, 5th Floor
Honolulu, HI 96813

cpb.bank/mortgage



Spencer Lee
VP, Sales Manager
808-729-1919
NMLS #844697



Kenneth Leung
VP, Sales Manager
808-347-6359
NMLS #362580



Clint Hamabata
VP, Mortgage
Loan Manager
808-377-0003
NMLS #477466



Donn Hoshide
VP, Mortgage
Loan Manager
808-256-8232
NMLS #377702



Trong Son
VP, Mortgage
Loan Manager
808-222-1854
NMLS #619828
nói tiếng việt



Tommy Nguyen
VP, Mortgage
Loan Manager
808-381-9890
NMLS #1443345



Ian Kemsley
VP, Sr. Mortgage
Loan Officer
808-265-0105
NMLS #315390



Joo Leung
VP, Sr. Mortgage
Loan Officer
808-383-1803
NMLS #378851



Phuong Matsuura
VP, Sr. Mortgage
Loan Officer
808-778-3082
NMLS #377378
nói tiếng việt



Celia Fujikami
VP, Sr. Mortgage
Loan Officer
808-782-8857
NMLS #315429



Linda Miyasaki
AVP, Sr. Mortgage
Loan Officer
808-295-0836
NMLS #382260



Craig Nakashima
AVP, Sr. Mortgage
Loan Officer
808-561-5012
NMLS #310799



Linda Nakanelua
AVP, Sr. Mortgage
Loan Officer
808-781-6822
NMLS #316262
日本語を話す



Cindy Basio
Sr. Mortgage
Loan Officer
808-286-8373
NMLS #379224



Mike Lampman
Sr. Mortgage
Loan Officer
808-389-6050
NMLS #477421



Steve Garcia
Sr. Mortgage
Loan Officer
808-388-5708
NMLS #568795



Tom Chua
Sr. Mortgage
Loan Officer
808-723-5667
NMLS #996217
说广东话和普通话



Zachary Gaynor
Sr. Mortgage
Loan Officer
808-927-8231
NMLS #378781



Rowena A. Cooper
AVP, Mortgage
Loan Officer
808-861-2047
NMLS #477523



Annie Pahayahay
Mortgage
Loan Officer
808-389-5468
NMLS #674837



Chad Kim
Mortgage
Loan Officer
808-375-7729
NMLS #1745438



David Dickson
Mortgage
Loan Officer
808-292-5247
NMLS #1313831



John Davis
Mortgage
Loan Officer
808-364-4667
NMLS #1550963



Kevin Morris
Mortgage
Loan Officer
808-294-2981
NMLS #1336697



Paul Tse
Mortgage
Loan Officer
808-208-4465
NMLS #1046323
说广东话和普通话



Myrna R. Declaro
Mortgage
Loan Officer
808-741-8386
NMLS #335227
Tagalog Speaking

Member FDIC

*Locking the interest rate does not constitute a loan approval and does not guarantee that the borrower will qualify for the loan program that has been locked. This program is subject to change without notice. Contact a Mortgage Loan Officer for more details. Each residential mortgage loan requires a credit application and is subject to credit approval.

**ULANA
WARD VILLAGE
HOWARD HUGHES CORPORATION**

**LENDERS RESERVE HOUSING
ELIGIBILITY PACKET**



Compass Home Loans, LLC

Honolulu Office

1357 Kapiolani Blvd., Suite 1450
Honolulu, HI 96814

Branch NMLS # 1194719

Aiea Office

98-167 Kaonohi Street, Suite 75-02
Aiea, HI 96701

Branch NMLS # 1462953

ULANA@COMPASSHAWAII.COM

PH: (808) 581-6897

Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)

- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household

- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)

- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.

- Contact a loan officer at Compass Home Loans to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) _____	Social Security Number _____ - _____ - _____ (or Individual Taxpayer Identification Number)
Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) _____	Date of Birth (mm/dd/yyyy) _____ / _____ / _____
	Citizenship <input type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien

Type of Credit <input type="radio"/> I am applying for individual credit . <input type="radio"/> I am applying for joint credit . Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. Your initials: _____	List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) – Use a separator between names _____
---	--

Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input type="radio"/> Unmarried (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)	Dependents (not listed by another Borrower) Number _____ Ages _____	Contact Information Home Phone (____) _____ - _____ Cell Phone (____) _____ - _____ Work Phone (____) _____ - _____ Ext. _____ Email _____
--	--	--

Current Address
Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____
How Long at Current Address? ____ Years ____ Months **Housing** No primary housing expense Own Rent (\$ _____ /month)

If at Current Address for LESS than 2 years, list Former Address Does not apply
Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____
How Long at Former Address? ____ Years ____ Months **Housing** No primary housing expense Own Rent (\$ _____ /month)

Mailing Address – if different from Current Address Does not apply
Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____

1b. Current Employment/Self-Employment and Income

Does not apply

Employer or Business Name _____ Phone (____) _____ - _____ Street _____ Unit # _____ City _____ State _____ ZIP _____ Country _____	Gross Monthly Income Base \$ _____ /month Overtime \$ _____ /month Bonus \$ _____ /month Commission \$ _____ /month Military Entitlements \$ _____ /month Other \$ _____ /month TOTAL \$ _____ 0.00/month
Position or Title _____ Start Date ____ / ____ / ____ (mm/dd/yyyy) How long in this line of work? ____ Years ____ Months	Check if this statement applies: <input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.
<input type="checkbox"/> Check if you are the Business Owner or Self-Employed <input type="radio"/> I have an ownership share of less than 25%. Monthly Income (or Loss) \$ _____ <input type="radio"/> I have an ownership share of 25% or more. \$ _____	

1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income

Does not apply

Employer or Business Name _____ Phone (____) ____ - _____
 Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Gross Monthly Income

Base \$ _____ /month
 Overtime \$ _____ /month
 Bonus \$ _____ /month
 Commission \$ _____ /month
 Military Entitlements \$ _____ /month
 Other \$ _____ /month
TOTAL \$ _____ 0.00/month

Position or Title _____

Check if this statement applies:

I am employed by a family member, property seller, real estate agent, or other party to the transaction.

Start Date ____ / ____ / ____ (mm/dd/yyyy)

How long in this line of work? ____ Years ____ Months

Check if you are the Business Owner or Self-Employed I have an ownership share of less than 25%. **Monthly Income (or Loss)** \$ _____
 I have an ownership share of 25% or more. \$ _____

1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income

Does not apply

Provide at least 2 years of current and previous employment and income.

Employer or Business Name _____
 Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Previous Gross Monthly Income \$ _____ /month

Position or Title _____

Check if you were the Business Owner or Self-Employed

Start Date ____ / ____ / ____ (mm/dd/yyyy)

End Date ____ / ____ / ____ (mm/dd/yyyy)

1e. Income from Other Sources

Does not apply

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Automobile Allowance
- Boarder Income
- Capital Gains
- Child Support
- Disability
- Foster Care
- Housing or Parsonage
- Interest and Dividends
- Mortgage Credit Certificate
- Mortgage Differential
- Payments
- Notes Receivable
- Public Assistance
- Retirement
- (e.g., Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.

Income Source – use list above	Monthly Income
	\$
	\$
	\$
Provide TOTAL Amount Here	\$ 0.00

Section 2: Financial Information — Assets and Liabilities. This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets – Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type – use list above	Financial Institution	Account Number	Cash or Market Value
			\$
			\$
			\$
			\$
			\$
Provide TOTAL Amount Here			\$ 0.00

2b. Other Assets and Credits You Have

Does not apply

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

- | | | |
|---|---|---|
| <p><i>Assets</i></p> <ul style="list-style-type: none"> • Proceeds from Real Estate • Property to be sold on or before closing • Proceeds from Sale of Non-Real Estate Asset • Secured Borrowed Funds | <ul style="list-style-type: none"> • Unsecured Borrowed Funds • Other | <p><i>Credits</i></p> <ul style="list-style-type: none"> • Earnest Money • Employer Assistance • Lot Equity • Relocation Funds • Rent Credit • Sweat Equity • Trade Equity |
|---|---|---|

Asset or Credit Type – use list above	Cash or Market Value
	\$
	\$
	\$
	\$
	\$
Provide TOTAL Amount Here	
	\$ 0.00

2c. Liabilities – Credit Cards, Other Debts, and Leases that You Owe

Does not apply

List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type – use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$

2d. Other Liabilities and Expenses

Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:

- Alimony
- Child Support
- Separate Maintenance
- Job Related Expenses
- Other

	Monthly Payment
	\$
	\$
	\$

Borrower Name: _____

Section 3: Financial Information — Real Estate. This section asks you to list all properties you currently own and what you owe on them. *I do not own any real estate*

3a. Property You Own

If you are refinancing, list the property you are refinancing FIRST.

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$			\$	\$	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
		\$	\$	<input type="checkbox"/>		\$
		\$	\$	<input type="checkbox"/>		\$

3b. IF APPLICABLE, Complete Information for Additional Property

Does not apply

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$			\$	\$	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
		\$	\$	<input type="checkbox"/>		\$
		\$	\$	<input type="checkbox"/>		\$

3c. IF APPLICABLE, Complete Information for Additional Property

Does not apply

Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ Country _____

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$			\$	\$	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
		\$	\$	<input type="checkbox"/>		\$
		\$	\$	<input type="checkbox"/>		\$

Borrower Name: _____

Section 4: Loan and Property Information. This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ _____ **Loan Purpose** Purchase Refinance Other (specify) _____

Property Address Street _____ Unit # _____
 City _____ State _____ ZIP _____ County _____

Number of Units _____ **Property Value** \$ _____

Occupancy Primary Residence Second Home Investment Property **FHA Secondary Residence**

1. Mixed-Use Property. If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) NO YES

2. Manufactured Home. Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) NO YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing Does not apply

Creditor Name	Lien Type	Monthly Payment	Loan Amount/ Amount to be Drawn	Credit Limit (if applicable)
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$ _____	\$ _____	\$ _____
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$ _____	\$ _____	\$ _____

4c. Rental Income on the Property You Want to Purchase For Purchase Only Does not apply

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$ _____
For LENDER to calculate: Expected Net Monthly Rental Income	\$ _____

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited	Source – use list above	Cash or Market Value
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$ _____
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$ _____

Section 5: Declarations. This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

<p>A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p>	<p><input type="radio"/> NO <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> YES _____ _____</p>
<p>B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?</p>	<p><input type="radio"/> NO <input type="radio"/> YES \$ _____</p>
<p>D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?</p>	<p><input type="radio"/> NO <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> YES</p>
<p>E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>

5b. About Your Finances

<p>F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>G. Are there any outstanding judgments against you?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>H. Are you currently delinquent or in default on a Federal debt?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>I. Are you a party to a lawsuit in which you potentially have any personal financial liability?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>L. Have you had property foreclosed upon in the last 7 years?</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>
<p>M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13</p>	<p><input type="radio"/> NO <input type="radio"/> YES</p>

Section 6: Acknowledgments and Agreements. This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
 - (a) electronic signature; or
 - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.
- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

- By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:
- (a) process and underwrite my loan;
 - (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
 - (c) inform credit and investment decisions by the Lender and Other Loan Participants;
 - (d) perform audit, quality control, and legal compliance analysis and reviews;
 - (e) perform analysis and modeling for risk assessments;
 - (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
 - (g) other actions permissible under applicable law.

Borrower Signature _____ Date (mm/dd/yyyy) ____ / ____ / ____

Additional Borrower Signature _____ Date (mm/dd/yyyy) ____ / ____ / ____

Section 7: Military Service. This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES

- If YES, check all that apply:
- Currently serving on active duty with projected expiration date of service/tour ___ / ___ / ___ (mm/dd/yyyy)
 - Currently retired, discharged, or separated from service
 - Only period of service was as a non-activated member of the Reserve or National Guard
 - Surviving spouse

Section 8: Demographic Information. This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- Hispanic or Latino
 - Mexican
 - Puerto Rican
 - Cuban
 - Other Hispanic or Latino – Print origin: _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- Not Hispanic or Latino
- I do not wish to provide this information

Sex

- Female
- Male
- I do not wish to provide this information

Race: Check one or more

- American Indian or Alaska Native – Print name of enrolled or principal tribe: _____

- Asian
 - Asian Indian
 - Chinese
 - Filipino
 - Japanese
 - Korean
 - Vietnamese
 - Other Asian – Print race: _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

- Black or African American
- Native Hawaiian or Other Pacific Islander
 - Native Hawaiian
 - Guamanian or Chamorro
 - Samoan
 - Other Pacific Islander – Print race: _____

For example: Fijian, Tongan, and so on.

- White
- I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES
- Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES
- Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

- Face-to-Face Interview (includes Electronic Media w/ Video Component)
- Telephone Interview
- Fax or Mail
- Email or Internet

Borrower Name: _____

Section 9: Loan Originator Information. To be completed by your **Loan Originator.**

Loan Originator Information

Loan Originator Organization Name _____

Address _____

Loan Originator Organization NMLSR ID# _____ State License ID# _____

Loan Originator Name _____

Loan Originator NMLSR ID# _____ State License ID# _____

Email _____ Phone (_____) _____ - _____

Signature _____ Date (mm/dd/yyyy) ____ / ____ / ____

SAMPLE

Borrower Name: _____

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, Compass Home Loans must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, the Compass Home Loans must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, Compass Home Loans must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,

(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gfit Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed ____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) ____ - ____ or email at _____@com.

Sincerely,

Lenders Company Name _____

Lender Title, NMLS _____





COMPASS

HOME LOANS | HAWAII

With Compass Home Loans, you can look forward to clear and honest communication from appli-



MICHAEL LIBERTINI
Vice President
NMLS# 470412
808 354 0455



ASHLEY PARK
Mortgage Loan Officer
NMLS# 1211131
808 366 1710



BRAD DELOACH
Mortgage Loan Officer
NMLS# 1948508
808 294 0550



CLAYTON AKI
Mortgage Loan Officer
NMLS# 336518
808 780 2252



BRAD HENNINGTON
Mortgage Loan Officer
NMLS# 6441301
808 445 3298



CRYSTAL ACOHIDO
Mortgage Loan Officer
NMLS# 316238
808 349 3145



DARIN MILLER
Mortgage Loan Officer
NMLS# 2044958
949 573 4098



JAY MILLER
Mortgage Loan Officer
NMLS# 657301
808 429 0811



JESSICA NAGATANI
Mortgage Loan Officer
NMLS# 662117
808 372 0415



JONI HENDERSON
Mortgage Loan Officer
NMLS# 662121
808 371 7534



JULIA TROTTER
Mortgage Loan Officer
NMLS# 1156733
808 386 5616



KATHY PANG
Mortgage Loan Officer
NMLS# 664509
808 369 9651



STEVEN BUI
Mortgage Loan Officer
NMLS# 1014020
808 799 9675



THOMAS RAY
Mortgage Loan Officer
NMLS# 2068953
808 292 9457



TIM BUI
Mortgage Loan Officer
NMLS# 776658
808 225 5592

CONTACT US TODAY!

ulana@compasshawaii.com
(808) 518 3650

**HAWAII'S
BEST
2021**



Awarded by the Star Advertiser

* This is not an offer of a rate lock. The Extended Rate Lock period may not be available in all situations. Program restrictions may apply. Float down option must be executed within 30 days of closing, but not less than 10 days before closing to allow sufficient time for Final Loan Processing. Compass Home Loans, LLC is licensed as a Hawaii Mortgage Loan Originator Company and a sponsored third party originator authorized to originate FHA and VA loans. NMLS# 1194719 (www.nmlsconsumeraccess.org). Compass Home Loans, LLC is regulated by the Hawaii Division of Financial Institutions, and offers many loan products. Contact a Compass Home Loans Representative to learn more. This is not a commitment to lend. 2017 Compass Home Loans, LLC. All Rights Reserved



First Hawaiian Bank.

ULANA WARD VILLAGE

Lenders Reserve Housing Eligibility Packet

www.fhb.com

Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)

- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household

- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)

- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.

- Contact a loan officer at First Hawaiian Bank to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

or

or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, First Hawaiian Bank must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, the First Hawaiian Bank must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, First Hawaiian Bank must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signer, listed below; and household members, if any, on the loan.

Borrower – Co-Signer: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,
(Borrower's Name(s) including Co-Signer and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above referenced project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price:	\$ _____
Maximum Loan Amount:	\$ _____
Minimum Down Payment:	\$ _____
Loan Program:	_____
Proposed/Qualified Interest Rate:	_____ @ 1.0 point

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed _____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements, as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) _____ or email at _____.

Sincerely,
First Hawaiian Bank

_____, Mortgage Loan Officer, NMLS

Check, if applicable & Attach applicable form Eligible Buyer(s) Co-Signor -attach Co-Signor Affidavit Gift Funds being provided – attach Gift Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____



As one of Hawaii's leading mortgage providers, we have the right financing for all your clients' needs. Speak with any our knowledgeable Mortgage Loan Officers to help make your clients' dreams come true.



Jeffery Barnard
Mortgage Loan Officer
525-8990 or 829-1401
jbarnard@fhb.com
NMLS ID #1559076



Warren De La Rosa
Mortgage Loan Officer
532-9850 or 457-5624
wdelearosa@fhb.com
NMLS ID #543027



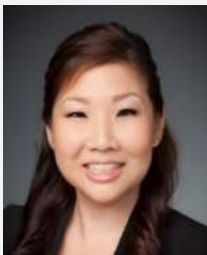
Jeremy Higgins
Mortgage Loan Officer
532-9858 or 203-3351
jhiggins@fhb.com
NMLS ID #1286858



Norman Hong
VP and Sr. Mortgage
Loan Officer
525-5097 or 295-4390
nhong@fhb.com
NMLS ID #378817



Mark Inouye
AVP and Sr. Mortgage
Loan Officer
525-7076 or 799-9999
msinouye@fhb.com



Bernadette Kaneshiro
AVP and Sr. Mortgage
Loan Officer
532-9883 or 779-4876
bkkaneshiro@fhb.com
NMLS ID #881938



Nikki Kruse
Mortgage Loan Officer
525-6584 or 979-6861
nkruse@fhb.com
NMLS ID #580465



Carissa Leonida
AVP and Mortgage Loan Officer
525-8994
cleonida@fhb.com
NMLS ID #1939468



Wendy Lum
Sr. Mortgage Loan Officer
532-9863 or 753-7250
wlum@fhb.com
NMLS ID #557123
Mandarin Speaking



Keven Matsuura
Mortgage Loan Officer
525-6583 or 366-2817
kmatsuura@fhb.com
NMLS ID #639241



Stacey Nishiki
Mortgage Loan Officer
532-9888 or 218-0056
snishiki@fhb.com
NMLS ID #1661052



Chelsea Omaye-Backman
Mortgage Loan Officer
525-5150 or 354-2701
cfujimori@fhb.com
NMLS ID #1226215



Yuko Omorai
Mortgage Loan Officer
525-8965 or 227-7294
yomorai@fhb.com
NMLS ID #1645209
Japanese Speaking



Cynthia Spencer
Mortgage Loan Officer
532-9898 or 725-7521
cspencer@fhb.com
NMLS ID #1576731



Paulette Suzuki
AVP and Private Banking
Mortgage Loan Officer
525-7084 or 371-4051
psuzuki@fhb.com
NMLS ID #316271



Marisa Watson
Mortgage Loan Officer
525-5093 or 938-6170
mwatson@fhb.com
NMLS ID #1947151
Japanese Speaking



Daniel Costigan
VP and Sales Manager
532-9851 or 371-1565
dcostigan@fhb.com
NMLS ID #370165



Leonard Fernandes
VP and Sales Manager
525-5182 or 778-8296
lfernandes@fhb.com
NMLS ID #543033

ULANA Ward Village

Lenders Reserve Housing Eligibility Packet



Ulana Ward Village Reserved Housing Program – Lender Pre-Qualification

Buyer's Loan Pre-Qualification Checklist

- Uniform Residential Loan Application (see sample)

- Income Documentation (submitted documents will **not be returned**)
 1. For household members earning or receiving income
 2. Current pay stubs (1-month history) for all sources of employment including part-time work
 3. 2020 & 2019 W-2 Form (all sources of income)
 4. 2020, 2019 and 2018 **State** and **Federal** Income Tax Returns
 - Personal and Business returns as applicable
 5. Documentation for other forms of income
 - Child Support, Alimony, Social Security, Pension, Bonus, VA Benefits and other forms of income into the household

- Assets Documents (will not be returned)
 1. For every member of the household
 2. Bank Statements (provide 1 month, all pages)
 3. Investment/brokerage statements (provide 1 month, all pages)

- STATEMENT AS TO HOUSEHOLD MEMBERS FOR THE ULANA WARD VILLAGE CONDOMINIUM PROJECT – identifying the number and names of members in the household that will occupy the reserve unit.

- Contact a loan officer at PrimeLending to submit your eligibility and pre-qualification documents.

**Ulana Ward Village
2021 Reserve Eligibility Application**

Name: _____
Applicant

Name: _____
Co-Applicant

Current Address

Current Address

Cell Phone: _____

Cell Phone: _____

Home Phone: _____

Home Phone: _____

Work Phone: _____

Work Phone: _____

Email: _____

Email: _____

EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

SECONDARY EMPLOYMENT:

Employer: _____

Employer: _____

Years/mos. At Job: _____

Years/mos. At Job: _____

Position/Title: _____

Position/Title: _____

Hourly Rate: _____

Hourly Rate: _____

Or

Or

Annual Salary: _____

Annual Salary: _____

2019 Bonus/Commission: _____

2019 Bonus/Commission: _____

2020 Bonus/Commission: _____

2020 Bonus/Commission: _____

STATEMENT AS TO FAMILY MEMBER
(To be completed by all applicants)

Name of Applicant(s): _____

The undersigned applicant(s), depose(s) and say(s) that the person(s) named below (list all members of the household, including applicant, co-applicant, dependents, and spouse):

	Name(s)	Age	Social Security Number
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

- a. Currently constitute a family unit, currently living together.
- b. Will reside in the dwelling unit purchased at Ulana Ward Village.
- c. Is/are a bona fide resident(s) of the State of Hawaii.
- d. Agree(s) to inform the Developer of Ulana Ward Village of any changes after this date that affects the eligibility and preference requirements.
- e. Make(s) this statement in support of application for Ulana Ward Village to qualify as an eligible purchaser for the selection priority that is being offered to households with 140% of median income and below.

Signature of Applicant(s):

1. _____ 2. _____

3. _____ 4. _____

Gift Letter

I/We do hereby certify to the following:

I/We (Donor) have made a gift of \$ _____ dollars to the Borrower(s) named below, and no repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

This gift is to be applied toward the purchase of the property located at:

The source of funds for this gift is:

Bank Name: _____

Type of Account: Checking Savings Other

Account No.: _____

Relationship to Borrower: _____

Donor's name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Donor Telephone: _____ - _____ - _____

Donor Email: _____

Please provide the best time we may contact you in the event we have any questions:

Morning Mid-day Evening Other _____

Have the Funds already been transferred to the recipient Yes No

* Donor Signature

Date

* Borrower Signature (Recipient)

Date

* Borrower Signature (Recipient)

Date

If the gift funds are in the homebuyer's account, PrimeLending must document the transfer of the funds from the donor to the Recipient by obtaining a copy of the canceled check or other withdrawal document showing the withdrawal is from the donor's personal account, along with the Recipient's deposit slip or bank statement that shows the deposit.

If the gift funds are to be provided at closing, the transfer of the gift funds is by certified check made on the donor's account, the PrimeLending must obtain a bank statement showing the withdrawal from the donor's personal account as well as a copy of the certified check. If the donor purchased a cashier's check, money order, official check or any other type of bank check as a means of transferring the gift funds, then the donor must provide a withdrawal document or canceled check for the amount of the gift showing the funds came from the donor's personal account. If the donor borrowed the gift funds and, thus, cannot provide the documentation from his or her bank or other savings account, the donor must provide evidence that those funds were borrowed from an acceptable source, i.e., not from a party to the transaction including the mortgage lender.

When the transfer occurs at closing, PrimeLending must obtain verification the closing agent received funds from the donor for the amount of the gift.

Please Note: Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not made available to the donor from any person or entity with an interest in the sale of the property including the seller, real estate agent, broker, builder, or loan officer, or any other entity associated with this transaction.

ULANA WARD VILLAGE PRE-QUALIFICATION LETTER

To be completed by an approved project lender/loan officer using this format

Date: _____

Borrower: _____

Include Co-Signor, listed below; and household members, if any, on the loan.

Borrower – Co-Signor: _____

Borrower Address: _____

City, State & Zip: _____

RE: Ulana Ward Village Project – Reserve Unit Purchase

Dear _____,

(Borrower's Name(s) including Co-Signor and all household members, if any, on the loan.)

We have reviewed your request to purchase a unit within the above reference project and prequalified you for a maximum sales price, loan amount and loan product listed below.

Maximum Sales Price: \$ _____
Maximum Loan Amount: \$ _____
Minimum Down Payment: \$ _____
Loan Program: 30-Year Conventional Fixed
Proposed/Qualified Interest Rate: @ 1.0 point

Check, if applicable & Attach applicable form

Eligible Buyer(s)

Co-Signor - attach Co-Signor Affidavit;

Gift Funds being provided – attach Gfit Letter with confirmation of available funds from Donor (i.e. bank statement, bank certification or lender confirmation)

Applicant Total Household Size: _____

This pre-qualification letter is based on preliminary information, which although deemed reliable, have not been determined to be correct for purposes of providing this prequalification letter. Pre-Qualification means that you could qualify for the residential loan described above, based upon the information you have provided us.

Further consideration of your intent to submit a complete loan Application for a Residential Mortgage Loan is contingent upon receiving the following checked items.

- A complete loan application with all supporting documentation.
- Submission of a fully-executed Purchase Contract with all addenda.
- Satisfactory verification of your income, liabilities and any other information provided by you.
- A satisfactory written credit report.
- A satisfactory written appraisal report on the subject property reflecting sufficient value to meet your selected lender's loan-to-value requirement for this loan program, which shall not exceed ____% of appraised value.
- Conformance with all of the selected lender's underwriting requirements.
- Final approval from a mortgage insurance company, if applicable.
- Satisfactory verification of housing payment reserves and of funds necessary to close the loan.
- Approval of all documents related to this transaction, including but not limited to the preliminary title report, deed, etc.
- Satisfactory proof of the Master Condominium Insurance Certificate for your Homeowners Association for Hazard and Hurricane coverage including Fidelity Bond Coverage.
- No changes to your owner-occupant status or in any other criteria in meeting the Eligibility Requirements as defined by the Hawaii Community Development Authority (HCDA) Mauka Area Rules for the Kakaako Community Development District.

This letter is not a commitment on our part to fund your loan, and **we will only issue our loan approval when the above requirements have been met and are acceptable to us. The final interest rate and loan terms will be determined at the time of lock-in and/or closing.**

Thank you for the opportunity to assist you in the purchase of a unit in the subject project. If you have any questions, please feel free to call me at (808) ____ - ____ or email at _____@com.

Sincerely,

Lenders Company Name _____

Lender Title, NMLS _____



ULANA

WARD VILLAGE

PrimeLending is the local lender you can trust to help you achieve your homeownership goals. We have decades of lending experience in new construction high-rise financing.

PrimeLending offers programs that fit your individual needs as well as an award winning online application process and online tools.

We know your time and money are important to you, and that's the reason we work efficiently and effectively to provide:

- Rate float down option*
- Competitive rates and fees
- Condo financing options

HOMEOWNERSHIP IS IN YOUR FUTURE



Linda Okita
Loan Originator
NMLS# 657304
808.780.8787



America Madrid
Senior Loan Originator
NMLS# 1319774
808.295.4641



Marie Imanaka
Market Manager
NMLS# 522449
808.372.3850



Lisa Hepa
Senior Loan Originator
NMLS# 477422
808.699.6624

CONNECT
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GET
STARTED!

1240 Ala Moana Blvd Suite 530 Honolulu, HI 96814
lo.primelending.com/oahu

PrimeLending 



*Conditions and restrictions apply. Review the Float Down Option disclosure for full details. All loans subject to credit approval. Rates and fees subject to change. ©2021 PrimeLending, a PlainsCapital Company. (NMLS: 13649) Equal Housing Lender. PrimeLending HI License no. HI-13649. v010918

Ulana Ward Village

Master Table of Appraised Values, Sales Pricing and Shared Equity (with Parking)

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
1	00	2	200	8005-S/9066-C	2	1	711	\$590,700	111.68%	\$689,000	\$98,300	1	\$640	\$1,280	\$172	5
2	01-A	2	201	4149-S/4150-S	3	2	995	\$670,900	122.80%	\$814,000	\$143,100	1	\$896	\$1,791	\$196	2
3	02	2	202	6058-S/6135-C	2	2	755	\$600,300	114.49%	\$739,000	\$138,700	1	\$680	\$1,359	\$175	5
4	03	2	203	8129-S	0	1	289	\$273,500	72.10%	\$391,000	\$117,500	1	\$260	\$520	\$80	10
5	04	2	204	9126-S	0	1	289	\$334,800	85.40%	\$434,000	\$99,200	1	\$260	\$520	\$98	10
6	05	2	205	8041-TS/8042-TC	3	2	878	\$550,000	102.46%	\$688,000	\$138,000	1	\$790	\$1,580	\$160	5
7	06	2	206	5161-S	1	1	530	\$524,000	119.95%	\$654,000	\$130,000	1	\$477	\$954	\$153	5
8	07	2	207	8154-S	1	1	527	\$400,500	96.38%	\$553,000	\$152,500	1	\$474	\$949	\$117	10
9	08-A	2	208	5049-TS/5050-TC	2	1	676	\$572,500	107.83%	\$664,000	\$91,500	1	\$608	\$1,217	\$167	5
10	09	2	209	8136-S	0	1	289	\$271,000	71.55%	\$386,500	\$115,500	1	\$260	\$520	\$79	10
11	10	2	210	6168-S	1	1	529	\$519,100	118.98%	\$644,000	\$124,900	1	\$476	\$952	\$151	5
12	11	2	211	8153-S	1	1	527	\$400,500	96.38%	\$571,000	\$170,500	1	\$474	\$949	\$117	10
13	12	2	212	6167-S	1	1	528	\$519,100	118.94%	\$644,000	\$124,900	1	\$475	\$950	\$151	5
14	13	2	213	6043-TS/6044-TC	3	2	854	\$566,200	104.05%	\$665,000	\$98,800	1	\$769	\$1,537	\$165	5
16	15	2	215	2026-S/6105-S	2	1	731	\$504,100	99.14%	\$689,000	\$184,900	1	\$658	\$1,316	\$147	10
17	16	2	216	2027-S/6104-S	2	1	732	\$508,700	99.87%	\$689,000	\$180,300	1	\$659	\$1,318	\$148	10
18	00	3	300	8002-S/9076-C	2	1	711	\$591,900	111.86%	\$691,000	\$99,100	1	\$640	\$1,280	\$173	5
19	01-A	3	301	4111-S/4112-S	3	2	995	\$671,600	122.90%	\$816,000	\$144,400	1	\$896	\$1,791	\$196	2
20	02	3	302	5094-S/5127-C	2	2	755	\$601,600	114.69%	\$741,000	\$139,400	1	\$680	\$1,359	\$175	5
21	03	3	303	8126-S	0	1	289	\$276,200	72.68%	\$393,000	\$116,800	1	\$260	\$520	\$81	10
22	04	3	304	9123-S	0	1	289	\$335,300	85.51%	\$436,000	\$100,700	1	\$260	\$520	\$98	10
23	05	3	305	8029-TS/8030-TC	3	2	878	\$552,700	102.83%	\$690,000	\$137,300	1	\$790	\$1,580	\$161	5
24	06	3	306	5156-S	1	1	530	\$524,800	120.10%	\$656,000	\$131,200	1	\$477	\$954	\$153	2
25	07	3	307	8083-S	1	1	527	\$404,500	97.14%	\$555,000	\$150,500	1	\$474	\$949	\$118	10
26	08-A	3	308	5045-TS/5046-TC	2	1	676	\$573,300	107.95%	\$666,000	\$92,700	1	\$608	\$1,217	\$167	5
27	09	3	309	8139-S	0	1	289	\$273,700	72.14%	\$388,500	\$114,800	1	\$260	\$520	\$80	10
28	10	3	310	6164-S	1	1	529	\$519,900	119.13%	\$646,000	\$126,100	1	\$476	\$952	\$152	5
29	11	3	311	8084-S	1	1	527	\$404,500	97.14%	\$573,000	\$168,500	1	\$474	\$949	\$118	10
30	12	3	312	6163-S	1	1	528	\$519,900	119.09%	\$646,000	\$126,100	1	\$475	\$950	\$152	5
31	13	3	313	6029-TS/6030-TC	3	2	854	\$569,000	104.44%	\$667,500	\$98,500	1	\$769	\$1,537	\$166	5
32	14	3	314	8082-S/8132-C	2	2	752	\$592,800	113.26%	\$716,000	\$123,200	1	\$677	\$1,354	\$173	5
33	15	3	315	2028-S/6103-S	2	1	731	\$509,200	99.92%	\$691,000	\$181,800	1	\$658	\$1,316	\$149	10
34	16	3	316	2032-S/6013-S	2	1	732	\$513,900	100.66%	\$691,000	\$177,100	1	\$659	\$1,318	\$150	5
35	00	4	400	8080-S/8130-C	2	1	711	\$593,100	112.04%	\$693,000	\$99,900	1	\$640	\$1,280	\$173	5
36	01-A	4	401	3069-S/3070-S	3	2	995	\$672,300	123.00%	\$818,000	\$145,700	1	\$896	\$1,791	\$196	2
37	02	4	402	5053-S/5122-C	2	2	755	\$602,800	114.87%	\$743,000	\$140,200	1	\$680	\$1,359	\$176	5
38	03	4	403	8124-S	0	1	289	\$279,000	73.29%	\$395,000	\$116,000	1	\$260	\$520	\$81	10
39	04	4	404	9121-S	0	1	289	\$335,800	85.61%	\$438,000	\$102,200	1	\$260	\$520	\$98	10
40	05	4	405	7049-TS/7050-TC	3	2	878	\$555,500	103.23%	\$692,000	\$136,500	1	\$790	\$1,580	\$162	5
41	06	4	406	8112-S	1	1	530	\$525,500	120.23%	\$658,000	\$132,500	1	\$477	\$954	\$153	2
42	07	4	407	8085-S	1	1	527	\$408,600	97.92%	\$557,000	\$148,400	1	\$474	\$949	\$119	10
43	08-A	4	408	5041-TS/5042-TC	2	1	676	\$574,200	108.09%	\$668,000	\$93,800	1	\$608	\$1,217	\$167	5
44	09	4	409	8141-S	0	1	289	\$276,400	72.72%	\$390,500	\$114,100	1	\$260	\$520	\$81	10
45	10	4	410	6160-S	1	1	529	\$520,700	119.28%	\$648,000	\$127,300	1	\$476	\$952	\$152	5
46	11	4	411	8086-S	1	1	527	\$408,600	97.92%	\$575,000	\$166,400	1	\$474	\$949	\$119	10
47	12	4	412	6159-S	1	1	528	\$520,700	119.24%	\$648,000	\$127,300	1	\$475	\$950	\$152	5
48	13	4	413	6021-TS/6022-TC	3	2	854	\$571,900	104.85%	\$669,500	\$97,600	1	\$769	\$1,537	\$167	5
49	14	4	414	8073-S/8133-C	2	2	752	\$593,700	113.40%	\$718,000	\$124,300	1	\$677	\$1,354	\$173	5
50	15	4	415	2033-S/6012-S	2	1	731	\$514,400	100.71%	\$693,000	\$178,600	1	\$658	\$1,316	\$150	5
51	16	4	416	9050-TS/9051-TC	2	1	732	\$529,200	102.98%	\$693,000	\$163,800	1	\$659	\$1,318	\$154	5
52	00	5	500	8068-S/8134-C	2	1	711	\$594,300	112.22%	\$695,000	\$100,700	1	\$640	\$1,280	\$173	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
53	01-A	5	501	3107-S/3108-S	3	2	995	\$672,900	123.09%	\$820,000	\$147,100	1	\$896	\$1,791	\$196	2
54	02	5	502	4132-C/5007-S	2	2	755	\$604,000	115.06%	\$745,000	\$141,000	1	\$680	\$1,359	\$176	5
55	03	5	503	8121-S	0	1	289	\$281,800	73.90%	\$397,000	\$115,200	1	\$260	\$520	\$82	10
56	04	5	504	9119-S	0	1	289	\$336,300	85.72%	\$440,000	\$103,700	1	\$260	\$520	\$98	10
57	05	5	505	7039-TS/7040-TC	3	2	878	\$558,300	103.62%	\$694,000	\$135,700	1	\$790	\$1,580	\$163	5
58	06	5	506	8017-S	1	1	530	\$526,300	120.38%	\$660,000	\$133,700	1	\$477	\$954	\$154	2
59	07	5	507	8087-S	1	1	527	\$412,600	98.68%	\$559,000	\$146,400	1	\$474	\$949	\$120	10
60	08-A	5	508	5035-TS/5036-TC	2	1	676	\$575,100	108.23%	\$670,000	\$94,900	1	\$608	\$1,217	\$168	5
61	09	5	509	8144-S	0	1	289	\$279,200	73.33%	\$392,500	\$113,300	1	\$260	\$520	\$81	10
62	10	5	510	6156-S	1	1	529	\$521,500	119.43%	\$650,000	\$128,500	1	\$476	\$952	\$152	5
63	11	5	511	8088-S	1	1	527	\$412,600	98.68%	\$577,000	\$164,400	1	\$474	\$949	\$120	10
64	12	5	512	6155-S	1	1	528	\$521,500	119.40%	\$650,000	\$128,500	1	\$475	\$950	\$152	5
65	13	5	513	5039-TS/5040-TC	3	2	854	\$574,700	105.24%	\$671,500	\$96,800	1	\$769	\$1,537	\$168	5
66	14	5	514	8058-S/8138-C	2	2	752	\$594,600	113.54%	\$720,000	\$125,400	1	\$677	\$1,354	\$173	5
67	15	5	515	9048-TS/9049-TC	2	1	731	\$529,700	103.03%	\$695,000	\$165,300	1	\$658	\$1,316	\$154	5
68	16	5	516	9046-TS/9047-TC	2	1	732	\$534,500	103.79%	\$695,000	\$160,500	1	\$659	\$1,318	\$156	5
69	00	6	600	7078-S/7133-C	2	1	711	\$595,500	112.41%	\$697,000	\$101,500	1	\$640	\$1,280	\$174	5
70	01-B	6	601	4083-S/4084-S	3	2	1001	\$673,600	123.36%	\$822,000	\$148,400	1	\$901	\$1,802	\$196	2
71	02	6	602	4125-C/5100-S	2	2	755	\$605,200	115.24%	\$747,000	\$141,800	1	\$680	\$1,359	\$177	5
72	03	6	603	8119-S	0	1	289	\$284,600	74.50%	\$399,000	\$114,400	1	\$260	\$520	\$83	10
73	04	6	604	9116-S	0	1	289	\$336,800	85.83%	\$442,000	\$105,200	1	\$260	\$520	\$98	10
74	05	6	605	7027-TS/7028-TC	3	2	878	\$561,100	104.02%	\$696,000	\$134,900	1	\$790	\$1,580	\$164	5
75	06	6	606	8107-S	1	1	530	\$527,100	120.54%	\$662,000	\$134,900	1	\$477	\$954	\$154	2
76	07	6	607	8089-S	1	1	527	\$416,800	99.48%	\$561,000	\$144,200	1	\$474	\$949	\$122	10
77	08-A	6	608	5033-TS/5034-TC	2	1	676	\$575,900	108.35%	\$672,000	\$96,100	1	\$608	\$1,217	\$168	5
78	09	6	609	8146-S	0	1	289	\$282,000	73.94%	\$394,500	\$112,500	1	\$260	\$520	\$82	10
79	10	6	610	5171-S	1	1	529	\$522,200	119.57%	\$652,000	\$129,800	1	\$476	\$952	\$152	5
80	11	6	611	8090-S	1	1	527	\$416,800	99.48%	\$579,000	\$162,200	1	\$474	\$949	\$122	10
81	12	6	612	5170-S	1	1	528	\$522,200	119.53%	\$652,000	\$129,800	1	\$475	\$950	\$152	5
82	13	6	613	5023-TS/5024-TC	3	2	854	\$577,600	105.65%	\$673,500	\$95,900	1	\$769	\$1,537	\$168	5
83	14	6	614	7079-S/7134-C	2	2	752	\$595,500	113.67%	\$722,000	\$126,500	1	\$677	\$1,354	\$174	5
84	15	6	615	9044-TS/9045-TC	2	1	731	\$535,000	103.83%	\$697,000	\$162,000	1	\$658	\$1,316	\$156	5
85	16	6	616	9034-TS/9035-TC	2	1	732	\$539,800	104.59%	\$697,000	\$157,200	1	\$659	\$1,318	\$157	5
86	00	7	700	7073-S/7130-C	2	1	711	\$596,700	112.59%	\$699,000	\$102,300	1	\$640	\$1,280	\$174	5
87	01-B	7	701	4085-S/4086-S	3	2	1001	\$674,300	123.45%	\$824,000	\$149,700	1	\$901	\$1,802	\$197	2
88	02	7	702	3088-C/5013-S	2	2	755	\$606,400	115.42%	\$749,000	\$142,600	1	\$680	\$1,359	\$177	5
89	03	7	703	8116-S	0	1	289	\$287,400	75.11%	\$401,000	\$113,600	1	\$260	\$520	\$84	10
90	04	7	704	9113-S	0	1	289	\$337,300	85.94%	\$444,000	\$106,700	1	\$260	\$520	\$98	10
91	05	7	705	6049-TS/6050-TC	3	2	878	\$563,900	104.41%	\$698,000	\$134,100	1	\$790	\$1,580	\$164	5
92	06	7	706	8009-S	1	1	530	\$527,900	120.69%	\$664,000	\$136,100	1	\$477	\$954	\$154	2
93	07	7	707	7171-S	1	1	527	\$420,900	100.26%	\$563,000	\$142,100	1	\$474	\$949	\$123	5
94	08-A	7	708	5027-TS/5028-TC	2	1	676	\$576,800	108.49%	\$674,000	\$97,200	1	\$608	\$1,217	\$168	5
95	09	7	709	8149-S	0	1	289	\$284,800	74.55%	\$396,500	\$111,700	1	\$260	\$520	\$83	10
96	10	7	710	5167-S	1	1	529	\$523,000	119.72%	\$654,000	\$131,000	1	\$476	\$952	\$153	5
97	11	7	711	7170-S	1	1	527	\$420,900	100.26%	\$581,000	\$160,100	1	\$474	\$949	\$123	5
98	12	7	712	5166-S	1	1	528	\$523,000	119.68%	\$654,000	\$131,000	1	\$475	\$950	\$153	5
99	13	7	713	4037-TS/4038-TC	3	2	854	\$580,500	106.06%	\$675,500	\$95,000	1	\$769	\$1,537	\$169	5
100	14	7	714	7113-S/7131-C	2	2	752	\$596,300	113.79%	\$724,000	\$127,700	1	\$677	\$1,354	\$174	5
101	15	7	715	9042-TS/9043-TC	2	1	731	\$536,000	103.99%	\$699,000	\$163,000	1	\$658	\$1,316	\$156	5
102	16	7	716	9030-TS/9031-TC	2	1	732	\$540,900	104.76%	\$699,000	\$158,100	1	\$659	\$1,318	\$158	5
103	00	8	800	7058-S/7122-C	2	1	711	\$597,900	112.77%	\$701,000	\$103,100	1	\$640	\$1,280	\$174	5
104	01-B	8	801	4087-S/4088-S	3	2	1001	\$675,000	123.55%	\$826,000	\$151,000	1	\$901	\$1,802	\$197	2
105	02	8	802	3090-C/5103-S	2	2	755	\$607,600	115.60%	\$751,000	\$143,400	1	\$680	\$1,359	\$177	5
106	03	8	803	8114-S	0	1	289	\$290,300	75.74%	\$403,000	\$112,700	1	\$260	\$520	\$85	10
107	04	8	804	9077-S	0	1	289	\$337,800	86.05%	\$446,000	\$108,200	1	\$260	\$520	\$99	10

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
108	05	8	805	6039-TS/6040-TC	3	2	878	\$566,700	104.80%	\$700,000	\$133,300	1	\$790	\$1,580	\$165	5
109	06	8	806	8105-S	1	1	530	\$528,700	120.84%	\$666,000	\$137,300	1	\$477	\$954	\$154	2
110	07	8	807	7169-S	1	1	527	\$425,100	101.05%	\$565,000	\$139,900	1	\$474	\$949	\$124	5
111	08-A	8	808	5021-TS/5022-TC	2	1	676	\$577,700	108.62%	\$676,000	\$98,300	1	\$608	\$1,217	\$168	5
112	09	8	809	8151-S	0	1	289	\$287,600	75.16%	\$398,500	\$110,900	1	\$260	\$520	\$84	10
113	10	8	810	5163-S	1	1	529	\$523,800	119.87%	\$656,000	\$132,200	1	\$476	\$952	\$153	5
114	11	8	811	7168-S	1	1	527	\$425,100	101.05%	\$583,000	\$157,900	1	\$474	\$949	\$124	5
115	12	8	812	5162-S	1	1	528	\$523,800	119.83%	\$656,000	\$132,200	1	\$475	\$950	\$153	5
116	13	8	813	4023-TS/4024-TC	3	2	854	\$583,400	106.47%	\$677,500	\$94,100	1	\$769	\$1,537	\$170	5
117	14	8	814	7063-S/7127-C	2	2	752	\$597,200	113.93%	\$726,000	\$128,800	1	\$677	\$1,354	\$174	5
118	15	8	815	9040-TS/9041-TC	2	1	731	\$537,100	104.15%	\$701,000	\$163,900	1	\$658	\$1,316	\$157	5
119	16	8	816	9026-TS/9027-TC	2	1	732	\$542,000	104.93%	\$701,000	\$159,000	1	\$659	\$1,318	\$158	5
120	00	9	900	6073-S/6122-C	2	1	711	\$599,100	112.95%	\$703,000	\$103,900	1	\$640	\$1,280	\$175	5
121	01-B	9	901	4089-S/4090-S	3	2	1001	\$675,600	123.64%	\$828,000	\$152,400	1	\$901	\$1,802	\$197	2
122	02	9	902	3099-C/4076-S	2	2	755	\$608,800	115.79%	\$753,000	\$144,200	1	\$680	\$1,359	\$178	5
123	03	9	903	8113-S	0	1	289	\$293,200	76.37%	\$405,000	\$111,800	1	\$260	\$520	\$86	10
124	04	9	904	9079-S	0	1	289	\$338,300	86.16%	\$448,000	\$109,700	1	\$260	\$520	\$99	10
125	05	9	905	6027-TS/6028-TC	3	2	878	\$569,500	105.20%	\$702,000	\$132,500	1	\$790	\$1,580	\$166	5
126	06	9	906	6081-S	1	1	530	\$529,500	120.99%	\$668,000	\$138,500	1	\$477	\$954	\$154	2
127	07	9	907	7167-S	1	1	527	\$429,400	101.87%	\$567,000	\$137,600	1	\$474	\$949	\$125	5
128	08-A	9	908	4047-TS/4048-TC	2	1	676	\$578,500	108.74%	\$678,000	\$99,500	1	\$608	\$1,217	\$169	5
129	09	9	909	8152-S	0	1	289	\$290,500	75.78%	\$400,500	\$110,000	1	\$260	\$520	\$85	10
130	10	9	910	5158-S	1	1	529	\$524,600	120.02%	\$658,000	\$133,400	1	\$476	\$952	\$153	2
131	11	9	911	7166-S	1	1	527	\$429,400	101.87%	\$585,000	\$155,600	1	\$474	\$949	\$125	5
132	12	9	912	5157-S	1	1	528	\$524,600	119.98%	\$658,000	\$133,400	1	\$475	\$950	\$153	5
133	13	9	913	3057-TS/3058-TC	3	2	854	\$586,300	106.87%	\$679,500	\$93,200	1	\$769	\$1,537	\$171	5
134	14	9	914	6080-S/6132-C	2	2	752	\$598,100	114.07%	\$728,000	\$129,900	1	\$677	\$1,354	\$174	5
135	15	9	915	9038-TS/9039-TC	2	1	731	\$538,200	104.32%	\$703,000	\$164,800	1	\$658	\$1,316	\$157	5
136	16	9	916	9022-TS/9023-TC	2	1	732	\$543,000	105.08%	\$703,000	\$160,000	1	\$659	\$1,318	\$158	5
137	00	10	1000	6053-S/6138-C	2	1	711	\$600,300	113.14%	\$705,000	\$104,700	1	\$640	\$1,280	\$175	5
138	01-B	10	1001	4001-S/4091-S	3	2	1001	\$676,700	123.79%	\$830,000	\$153,300	1	\$901	\$1,802	\$197	2
139	02	10	1002	8076-S/8077-C	2	2	755	\$610,000	115.97%	\$755,000	\$145,000	1	\$680	\$1,359	\$178	5
140	03	10	1003	9073-S	0	1	289	\$322,500	82.73%	\$450,000	\$127,500	1	\$260	\$520	\$94	10
141	04	10	1004	9082-S	0	1	289	\$338,800	86.27%	\$450,000	\$111,200	1	\$260	\$520	\$99	10
142	05	10	1005	6056-S/6057-C	3	2	878	\$626,500	113.21%	\$780,000	\$153,500	1	\$790	\$1,580	\$183	5
143	06	10	1006	6086-S	1	1	530	\$530,300	121.14%	\$670,000	\$139,700	1	\$477	\$954	\$155	2
144	07	10	1007	7165-S	1	1	527	\$472,300	110.02%	\$630,000	\$157,700	1	\$474	\$949	\$138	5
145	08-A	10	1008	4043-TS/4044-TC	2	1	676	\$579,400	108.88%	\$680,000	\$100,600	1	\$608	\$1,217	\$169	5
146	09	10	1009	9075-S	0	1	289	\$319,600	82.10%	\$445,000	\$125,400	1	\$260	\$520	\$93	10
147	10	10	1010	8093-S	1	1	529	\$525,400	120.17%	\$660,000	\$134,600	1	\$476	\$952	\$153	2
148	11	10	1011	7164-S	1	1	527	\$472,300	110.02%	\$650,000	\$177,700	1	\$474	\$949	\$138	5
149	12	10	1012	8020-S	1	1	528	\$525,400	120.14%	\$660,000	\$134,600	1	\$475	\$950	\$153	2
150	13	10	1013	8148-C/5019-S	3	2	854	\$615,600	111.00%	\$755,000	\$139,400	1	\$769	\$1,537	\$180	5
151	14	10	1014	6113-S/6127-C	2	2	752	\$599,000	114.20%	\$730,000	\$131,000	1	\$677	\$1,354	\$175	5
152	15	10	1015	9036-TS/9037-TC	2	1	731	\$539,300	104.49%	\$705,000	\$165,700	1	\$658	\$1,316	\$157	5
153	16	10	1016	8031-TC/8032-TC	2	1	732	\$544,100	105.25%	\$705,000	\$160,900	1	\$659	\$1,318	\$159	5
154	00	11	1100	5131-C/5154-S	2	1	711	\$601,500	113.32%	\$707,000	\$105,500	1	\$640	\$1,280	\$175	5
155	01-B	11	1101	4019-S/4020-S	3	2	1001	\$677,700	123.93%	\$832,000	\$154,300	1	\$901	\$1,802	\$198	2
156	02	11	1102	8071-S/8072-C	2	2	755	\$611,200	116.15%	\$757,000	\$145,800	1	\$680	\$1,359	\$178	5
157	03	11	1103	9063-S	0	1	289	\$329,000	84.14%	\$452,000	\$123,000	1	\$260	\$520	\$96	10
158	04	11	1104	9085-S	0	1	289	\$339,300	86.37%	\$452,000	\$112,700	1	\$260	\$520	\$99	10
159	05	11	1105	5064-S/5065-C	3	2	878	\$632,700	114.09%	\$782,000	\$149,300	1	\$790	\$1,580	\$185	5
160	06	11	1106	5078-S	1	1	530	\$531,100	121.30%	\$672,000	\$140,900	1	\$477	\$954	\$155	2
161	07	11	1107	7163-S	1	1	527	\$510,100	117.19%	\$632,000	\$121,900	1	\$474	\$949	\$149	5
162	08-A	11	1108	4039-TS/4040-TC	2	1	676	\$580,300	109.02%	\$682,000	\$101,700	1	\$608	\$1,217	\$169	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
163	09	11	1109	9072-S	0	1	289	\$326,000	83.49%	\$447,000	\$121,000	1	\$260	\$520	\$95	10
164	10	11	1110	8018-S	1	1	529	\$526,200	120.33%	\$662,000	\$135,800	1	\$476	\$952	\$153	2
165	11	11	1111	7162-S	1	1	527	\$510,100	117.19%	\$652,000	\$141,900	1	\$474	\$949	\$149	5
166	12	11	1112	8110-S	1	1	528	\$526,200	120.29%	\$662,000	\$135,800	1	\$475	\$950	\$153	2
167	13	11	1113	8123-C/5109-S	3	2	854	\$616,500	111.12%	\$757,000	\$140,500	1	\$769	\$1,537	\$180	5
168	14	11	1114	6063-S/6134-C	2	2	752	\$599,900	114.34%	\$732,000	\$132,100	1	\$677	\$1,354	\$175	5
169	15	11	1115	9032-TS/9033-TC	2	1	731	\$540,300	104.64%	\$707,000	\$166,700	1	\$658	\$1,316	\$158	5
170	16	11	1116	6031-TC/6032-TC	2	1	732	\$545,200	105.41%	\$707,000	\$161,800	1	\$659	\$1,318	\$159	5
171	00	12	1200	5058-S/5138-C	2	1	711	\$602,700	113.50%	\$709,000	\$106,300	1	\$640	\$1,280	\$176	5
172	01-B	12	1201	4109-S/4110-S	3	2	1001	\$678,700	124.07%	\$834,000	\$155,300	1	\$901	\$1,802	\$198	2
173	02	12	1202	8061-S/8062-C	2	2	755	\$612,500	116.35%	\$759,000	\$146,500	1	\$680	\$1,359	\$179	5
174	03	12	1203	9060-S	0	1	289	\$329,600	84.27%	\$454,000	\$124,400	1	\$260	\$520	\$96	10
175	04	12	1204	9087-S	0	1	289	\$339,800	86.48%	\$454,000	\$114,200	1	\$260	\$520	\$99	10
176	05	12	1205	5054-S/5055-C	3	2	878	\$633,700	114.23%	\$784,000	\$150,300	1	\$790	\$1,580	\$185	5
177	06	12	1206	5083-S	1	1	530	\$531,900	121.45%	\$674,000	\$142,100	1	\$477	\$954	\$155	2
178	07	12	1207	7161-S	1	1	527	\$510,900	117.34%	\$634,000	\$123,100	1	\$474	\$949	\$149	5
179	08-B	12	1208	4035-TS/4036-TC	2	1	677	\$581,100	109.17%	\$684,000	\$102,900	1	\$609	\$1,219	\$169	5
180	09	12	1209	9070-S	0	1	289	\$326,600	83.62%	\$449,000	\$122,400	1	\$260	\$520	\$95	10
181	10	12	1210	8108-S	1	1	529	\$527,000	120.48%	\$664,000	\$137,000	1	\$476	\$952	\$154	2
182	11	12	1211	7160-S	1	1	527	\$510,900	117.34%	\$654,000	\$143,100	1	\$474	\$949	\$149	5
183	12	12	1212	8015-S	1	1	528	\$527,000	120.44%	\$664,000	\$137,000	1	\$475	\$950	\$154	2
184	13	12	1213	5108-S/8115-C	3	2	854	\$617,500	111.26%	\$759,000	\$141,500	1	\$769	\$1,537	\$180	5
185	14	12	1214	5132-C/5155-S	2	2	752	\$600,800	114.48%	\$734,000	\$133,200	1	\$677	\$1,354	\$175	5
186	15	12	1215	9028-TS/9029-TC	2	1	731	\$541,400	104.81%	\$709,000	\$167,600	1	\$658	\$1,316	\$158	5
187	16	12	1216	4031-TC/4032-TC	2	1	732	\$546,300	105.58%	\$709,000	\$162,700	1	\$659	\$1,318	\$159	5
188	00	13	1300	4131-C/5097-S	2	1	711	\$603,900	113.68%	\$711,000	\$107,100	1	\$640	\$1,280	\$176	5
189	01-B	13	1301	4017-S/4018-S	3	2	1001	\$679,700	124.21%	\$836,000	\$156,300	1	\$901	\$1,802	\$198	2
190	02	13	1302	5095-S/8137-C	2	2	755	\$613,700	116.53%	\$761,000	\$147,300	1	\$680	\$1,359	\$179	5
191	03	13	1303	9057-S	0	1	289	\$330,300	84.42%	\$456,000	\$125,700	1	\$260	\$520	\$96	10
192	04	13	1304	9089-S	0	1	289	\$340,300	86.59%	\$456,000	\$115,700	1	\$260	\$520	\$99	10
193	05	13	1305	5139-S/5140-C	3	2	878	\$634,600	114.35%	\$786,000	\$151,400	1	\$790	\$1,580	\$185	5
194	06	13	1306	5088-S	1	1	530	\$532,700	121.60%	\$676,000	\$143,300	1	\$477	\$954	\$155	2
195	07	13	1307	7159-S	1	1	527	\$511,700	117.50%	\$636,000	\$124,300	1	\$474	\$949	\$149	5
196	08-B	13	1308	4029-TS/4030-TC	2	1	677	\$582,000	109.31%	\$686,000	\$104,000	1	\$609	\$1,219	\$170	5
197	09	13	1309	9068-S	0	1	289	\$327,300	83.77%	\$451,000	\$123,700	1	\$260	\$520	\$95	10
198	10	13	1310	8008-S	1	1	529	\$527,700	120.61%	\$666,000	\$138,300	1	\$476	\$952	\$154	2
199	11	13	1311	7158-S	1	1	527	\$511,700	117.50%	\$656,000	\$144,300	1	\$474	\$949	\$149	5
200	12	13	1312	8099-S	1	1	528	\$527,700	120.57%	\$666,000	\$138,300	1	\$475	\$950	\$154	2
201	13	13	1313	7074-S/7075-C	3	2	854	\$618,400	111.39%	\$761,000	\$142,600	1	\$769	\$1,537	\$180	5
202	14	13	1314	5073-S/5133-C	2	2	752	\$601,700	114.61%	\$736,000	\$134,300	1	\$677	\$1,354	\$175	5
203	15	13	1315	9024-TS/9025-TC	2	1	731	\$542,500	104.97%	\$711,000	\$168,500	1	\$658	\$1,316	\$158	5
204	16	13	1316	8051-TS/8052-TC	2	1	732	\$547,400	105.75%	\$711,000	\$163,600	1	\$659	\$1,318	\$160	5
205	00	14	1400	4133-C/5099-S	2	1	711	\$605,100	113.87%	\$713,000	\$107,900	1	\$640	\$1,280	\$176	5
206	01-B	14	1401	4107-S/4108-S	3	2	1001	\$680,700	124.35%	\$838,000	\$157,300	1	\$901	\$1,802	\$199	2
207	02	14	1402	5020-S/8145-C	2	2	755	\$614,900	116.71%	\$763,000	\$148,100	1	\$680	\$1,359	\$179	5
208	03	14	1403	9053-S	0	1	289	\$330,900	84.55%	\$458,000	\$127,100	1	\$260	\$520	\$97	10
209	04	14	1404	9092-S	0	1	289	\$340,800	86.70%	\$458,000	\$117,200	1	\$260	\$520	\$99	10
210	05	14	1405	5148-C/5149-S	3	2	878	\$635,600	114.49%	\$788,000	\$152,400	1	\$790	\$1,580	\$185	5
211	06	14	1406	7093-S	1	1	530	\$533,500	121.75%	\$678,000	\$144,500	1	\$477	\$954	\$156	2
212	07	14	1407	7157-S	1	1	527	\$512,400	117.63%	\$638,000	\$125,600	1	\$474	\$949	\$149	5
213	08-B	14	1408	4025-TS/4026-TC	2	1	677	\$582,900	109.44%	\$688,000	\$105,100	1	\$609	\$1,219	\$170	5
214	09	14	1409	9067-S	0	1	289	\$327,900	83.90%	\$453,000	\$125,100	1	\$260	\$520	\$96	10
215	10	14	1410	8106-S	1	1	529	\$528,500	120.76%	\$668,000	\$139,500	1	\$476	\$952	\$154	2
216	11	14	1411	7156-S	1	1	527	\$512,400	117.63%	\$658,000	\$145,600	1	\$474	\$949	\$149	5
217	12	14	1412	8013-S	1	1	528	\$528,500	120.72%	\$668,000	\$139,500	1	\$475	\$950	\$154	2

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
218	13	14	1413	7064-S/7065-C	3	2	854	\$619,300	111.52%	\$763,000	\$143,700	1	\$769	\$1,537	\$181	5
219	14	14	1414	5063-S/5135-C	2	2	752	\$602,600	114.75%	\$738,000	\$135,400	1	\$677	\$1,354	\$176	5
220	15	14	1415	9020-TS/9021-TC	2	1	731	\$543,600	105.14%	\$713,000	\$169,400	1	\$658	\$1,316	\$159	5
221	16	14	1416	8047-TS/8048-TC	2	1	732	\$548,500	105.92%	\$713,000	\$164,500	1	\$659	\$1,318	\$160	5
222	00	15	1500	4146-C/5106-S	2	1	711	\$606,300	114.05%	\$715,000	\$108,700	1	\$640	\$1,280	\$177	5
223	01-B	15	1501	4002-S/4003-S	3	2	1001	\$681,700	124.49%	\$840,000	\$158,300	1	\$901	\$1,802	\$199	2
224	02	15	1502	8150-C/5111-S	2	2	755	\$616,100	116.89%	\$765,000	\$148,900	1	\$680	\$1,359	\$180	5
225	03	15	1503	9136-S	0	1	289	\$331,600	84.70%	\$460,000	\$128,400	1	\$260	\$520	\$97	10
226	04	15	1504	9002-S	0	1	289	\$341,300	86.81%	\$460,000	\$118,700	1	\$260	\$520	\$100	10
227	05	15	1505	5123-C/5124-S	3	2	878	\$636,600	114.64%	\$790,000	\$153,400	1	\$790	\$1,580	\$186	5
228	06	15	1506	7019-S	1	1	530	\$534,300	121.90%	\$680,000	\$145,700	1	\$477	\$954	\$156	2
229	07	15	1507	7155-S	1	1	527	\$513,200	117.78%	\$640,000	\$126,800	1	\$474	\$949	\$150	5
230	08-B	15	1508	4021-TS/4022-TC	2	1	677	\$583,800	109.58%	\$690,000	\$106,200	1	\$609	\$1,219	\$170	5
231	09	15	1509	9065-S	0	1	289	\$328,600	84.05%	\$455,000	\$126,400	1	\$260	\$520	\$96	10
232	10	15	1510	8103-S	1	1	529	\$529,300	120.92%	\$670,000	\$140,700	1	\$476	\$952	\$154	2
233	11	15	1511	7154-S	1	1	527	\$513,200	117.78%	\$660,000	\$146,800	1	\$474	\$949	\$150	5
234	12	15	1512	8011-S	1	1	528	\$529,300	120.88%	\$670,000	\$140,700	1	\$475	\$950	\$154	2
235	13	15	1513	7054-S/7055-C	3	2	854	\$620,200	111.64%	\$765,000	\$144,800	1	\$769	\$1,537	\$181	5
236	14	15	1514	4130-C/5006-S	2	2	752	\$603,500	114.89%	\$740,000	\$136,500	1	\$677	\$1,354	\$176	5
237	15	15	1515	7031-TC/7032-TC	2	1	731	\$544,700	105.31%	\$715,000	\$170,300	1	\$658	\$1,316	\$159	5
238	16	15	1516	8043-TS/8044-TC	2	1	732	\$549,600	106.08%	\$715,000	\$165,400	1	\$659	\$1,318	\$160	5
239	00	16	1600	3086-C/5012-S	2	1	711	\$607,500	114.23%	\$717,000	\$109,500	1	\$640	\$1,280	\$177	5
240	01-B	16	1601	4004-S/4005-S	3	2	1001	\$682,800	124.65%	\$842,000	\$159,200	1	\$901	\$1,802	\$199	2
241	02	16	1602	5015-S/8117-C	2	2	755	\$617,400	117.09%	\$767,000	\$149,600	1	\$680	\$1,359	\$180	5
242	03	16	1603	9134-S	0	1	289	\$332,300	84.85%	\$462,000	\$129,700	1	\$260	\$520	\$97	10
243	04	16	1604	9004-S	0	1	289	\$341,900	86.94%	\$462,000	\$120,100	1	\$260	\$520	\$100	10
244	05	16	1605	5114-S/5115-C	3	2	878	\$637,500	114.76%	\$792,000	\$154,500	1	\$790	\$1,580	\$186	5
245	06	16	1606	7109-S	1	1	530	\$535,100	122.05%	\$682,000	\$146,900	1	\$477	\$954	\$156	2
246	07	16	1607	7153-S	1	1	527	\$514,000	117.93%	\$642,000	\$128,000	1	\$474	\$949	\$150	5
247	08-B	16	1608	3065-TS/3066-TC	2	1	677	\$584,600	109.70%	\$692,000	\$107,400	1	\$609	\$1,219	\$171	5
248	09	16	1609	9062-S	0	1	289	\$329,200	84.18%	\$457,000	\$127,800	1	\$260	\$520	\$96	10
249	10	16	1610	6084-S	1	1	529	\$530,100	121.07%	\$672,000	\$141,900	1	\$476	\$952	\$155	2
250	11	16	1611	7081-S	1	1	527	\$514,000	117.93%	\$662,000	\$148,000	1	\$474	\$949	\$150	5
251	12	16	1612	6085-S	1	1	528	\$530,100	121.03%	\$672,000	\$141,900	1	\$475	\$950	\$155	2
252	13	16	1613	7144-S/7145-C	3	2	854	\$621,200	111.78%	\$767,000	\$145,800	1	\$769	\$1,537	\$181	5
253	14	16	1614	4128-C/5008-S	2	2	752	\$604,400	115.02%	\$742,000	\$137,600	1	\$677	\$1,354	\$176	5
254	15	16	1615	5031-TC/5032-TC	2	1	731	\$545,800	105.48%	\$717,000	\$171,200	1	\$658	\$1,316	\$159	5
255	16	16	1616	8037-TS/8038-TC	2	1	732	\$550,700	106.25%	\$717,000	\$166,300	1	\$659	\$1,318	\$161	5
256	00	17	1700	3094-C/4066-S	2	1	711	\$608,700	114.41%	\$719,000	\$110,300	1	\$640	\$1,280	\$178	5
257	01-B	17	1701	4093-S/4094-S	3	2	1001	\$683,800	124.79%	\$844,000	\$160,200	1	\$901	\$1,802	\$199	2
258	02	17	1702	7069-S/7070-C	2	2	755	\$618,600	117.27%	\$769,000	\$150,400	1	\$680	\$1,359	\$180	5
259	03	17	1703	9132-S	0	1	289	\$332,900	84.98%	\$464,000	\$131,100	1	\$260	\$520	\$97	10
260	04	17	1704	9005-S	0	1	289	\$342,400	87.05%	\$464,000	\$121,600	1	\$260	\$520	\$100	10
261	05	17	1705	4072-S/4073-C	3	2	878	\$638,500	114.90%	\$794,000	\$155,500	1	\$790	\$1,580	\$186	5
262	06	17	1706	7004-S	1	1	530	\$535,900	122.21%	\$684,000	\$148,100	1	\$477	\$954	\$156	2
263	07	17	1707	7082-S	1	1	527	\$514,700	118.07%	\$644,000	\$129,300	1	\$474	\$949	\$150	5
264	08-B	17	1708	3061-TS/3062-TC	2	1	677	\$585,500	109.84%	\$694,000	\$108,500	1	\$609	\$1,219	\$171	5
265	09	17	1709	9058-S	0	1	289	\$329,900	84.33%	\$459,000	\$129,100	1	\$260	\$520	\$96	10
266	10	17	1710	6089-S	1	1	529	\$530,900	121.22%	\$674,000	\$143,100	1	\$476	\$952	\$155	2
267	11	17	1711	7083-S	1	1	527	\$514,700	118.07%	\$664,000	\$149,300	1	\$474	\$949	\$150	5
268	12	17	1712	6090-S	1	1	528	\$530,900	121.18%	\$674,000	\$143,100	1	\$475	\$950	\$155	2
269	13	17	1713	7148-C/7149-S	3	2	854	\$622,100	111.91%	\$769,000	\$146,900	1	\$769	\$1,537	\$181	5
270	14	17	1714	4120-C/5107-S	2	2	752	\$605,400	115.18%	\$744,000	\$138,600	1	\$677	\$1,354	\$177	5
271	15	17	1715	3059-TC/3060-TC	2	1	731	\$546,900	105.64%	\$719,000	\$172,100	1	\$658	\$1,316	\$160	5
272	16	17	1716	8035-TS/8036-TC	2	1	732	\$551,800	106.42%	\$719,000	\$167,200	1	\$659	\$1,318	\$161	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
273	00	18	1800	3073-C/4061-S	2	1	711	\$609,900	114.59%	\$721,000	\$111,100	1	\$640	\$1,280	\$178	5
274	01-B	18	1801	4015-S/4016-S	3	2	1001	\$684,800	124.93%	\$846,000	\$161,200	1	\$901	\$1,802	\$200	2
275	02	18	1802	7059-S/7060-C	2	2	755	\$619,900	117.47%	\$771,000	\$151,100	1	\$680	\$1,359	\$181	5
276	03	18	1803	9130-S	0	1	289	\$333,600	85.14%	\$466,000	\$132,400	1	\$260	\$520	\$97	10
277	04	18	1804	9018-S	0	1	289	\$342,900	87.15%	\$466,000	\$123,100	1	\$260	\$520	\$100	10
278	05	18	1805	4062-S/4063-C	3	2	878	\$639,400	115.03%	\$796,000	\$156,600	1	\$790	\$1,580	\$186	5
279	06	18	1806	7096-S	1	1	530	\$536,700	122.36%	\$686,000	\$149,300	1	\$477	\$954	\$157	2
280	07	18	1807	7084-S	1	1	527	\$515,500	118.22%	\$646,000	\$130,500	1	\$474	\$949	\$150	5
281	08-B	18	1808	3055-TS/3056-TC	2	1	677	\$586,400	109.97%	\$696,000	\$109,600	1	\$609	\$1,219	\$171	5
282	09	18	1809	9055-S	0	1	289	\$330,500	84.46%	\$461,000	\$130,500	1	\$260	\$520	\$96	10
283	10	18	1810	5081-S	1	1	529	\$531,700	121.37%	\$676,000	\$144,300	1	\$476	\$952	\$155	2
284	11	18	1811	7085-S	1	1	527	\$515,500	118.22%	\$666,000	\$150,500	1	\$474	\$949	\$150	5
285	12	18	1812	5082-S	1	1	528	\$531,700	121.33%	\$676,000	\$144,300	1	\$475	\$950	\$155	2
286	13	18	1813	7123-C/7124-S	3	2	854	\$623,000	112.04%	\$771,000	\$148,000	1	\$769	\$1,537	\$182	5
287	14	18	1814	4115-C/5113-S	2	2	752	\$606,300	115.31%	\$746,000	\$139,700	1	\$677	\$1,354	\$177	5
288	15	18	1815	8049-TS/8050-TC	2	1	731	\$548,000	105.81%	\$721,000	\$173,000	1	\$658	\$1,316	\$160	5
289	16	18	1816	8027-TS/8028-TC	2	1	732	\$552,900	106.58%	\$721,000	\$168,100	1	\$659	\$1,318	\$161	5
290	00	19	1900	8069-S/8070-C	2	1	711	\$611,200	114.79%	\$723,000	\$111,800	1	\$640	\$1,280	\$178	5
291	01-B	19	1901	4105-S/4106-S	3	2	1001	\$685,800	125.07%	\$848,000	\$162,200	1	\$901	\$1,802	\$200	2
292	02	19	1902	7141-S/7142-C	2	2	755	\$621,100	117.65%	\$773,000	\$151,900	1	\$680	\$1,359	\$181	5
293	03	19	1903	9128-S	0	1	289	\$334,300	85.29%	\$468,000	\$133,700	1	\$260	\$520	\$98	10
294	04	19	1904	9109-S	0	1	289	\$343,400	87.26%	\$468,000	\$124,600	1	\$260	\$520	\$100	10
295	05	19	1905	4053-C/4054-S	3	2	878	\$640,400	115.17%	\$798,000	\$157,600	1	\$790	\$1,580	\$187	5
296	06	19	1906	7015-S	1	1	530	\$537,500	122.51%	\$688,000	\$150,500	1	\$477	\$954	\$157	2
297	07	19	1907	7086-S	1	1	527	\$516,300	118.37%	\$648,000	\$131,700	1	\$474	\$949	\$151	5
298	08-B	19	1908	3051-TS/3052-TC	2	1	677	\$587,300	110.11%	\$698,000	\$110,700	1	\$609	\$1,219	\$171	5
299	09	19	1909	9052-S	0	1	289	\$331,200	84.62%	\$463,000	\$131,800	1	\$260	\$520	\$97	10
300	10	19	1910	5086-S	1	1	529	\$532,500	121.52%	\$678,000	\$145,500	1	\$476	\$952	\$155	2
301	11	19	1911	7087-S	1	1	527	\$516,300	118.37%	\$668,000	\$151,700	1	\$474	\$949	\$151	5
302	12	19	1912	5087-S	1	1	528	\$532,500	121.48%	\$678,000	\$145,500	1	\$475	\$950	\$155	2
303	13	19	1913	7114-S/7115-C	3	2	854	\$624,000	112.18%	\$773,000	\$149,000	1	\$769	\$1,537	\$182	5
304	14	19	1914	3087-C/5104-S	2	2	752	\$607,200	115.45%	\$748,000	\$140,800	1	\$677	\$1,354	\$177	5
305	15	19	1915	8045-TS/8046-TC	2	1	731	\$549,100	105.98%	\$723,000	\$173,900	1	\$658	\$1,316	\$160	5
306	16	19	1916	8023-TS/8024-TC	2	1	732	\$554,000	106.75%	\$723,000	\$169,000	1	\$659	\$1,318	\$162	5
307	00	20	2000	8064-S/8065-C	2	1	711	\$612,400	114.97%	\$725,000	\$112,600	1	\$640	\$1,280	\$179	5
308	01-B	20	2001	4006-S/4007-S	3	2	1001	\$686,900	125.23%	\$850,000	\$163,100	1	\$901	\$1,802	\$200	2
309	02	20	2002	7128-C/7129-S	2	2	755	\$622,300	117.84%	\$775,000	\$152,700	1	\$680	\$1,359	\$182	5
310	03	20	2003	9125-S	0	1	289	\$334,900	85.42%	\$470,000	\$135,100	1	\$260	\$520	\$98	10
311	04	20	2004	9108-S	0	1	289	\$343,900	87.37%	\$470,000	\$126,100	1	\$260	\$520	\$100	10
312	05	20	2005	4126-C/4127-S	3	2	878	\$641,300	115.30%	\$800,000	\$158,700	1	\$790	\$1,580	\$187	5
313	06	20	2006	7106-S	1	1	530	\$538,300	122.66%	\$690,000	\$151,700	1	\$477	\$954	\$157	2
314	07	20	2007	7088-S	1	1	527	\$517,100	118.52%	\$650,000	\$132,900	1	\$474	\$949	\$151	5
315	08-B	20	2008	8006-S/9054-C	2	1	677	\$588,100	110.23%	\$700,000	\$111,900	1	\$609	\$1,219	\$172	5
316	09	20	2009	9135-S	0	1	289	\$331,900	84.77%	\$465,000	\$133,100	1	\$260	\$520	\$97	10
317	10	20	2010	7091-S	1	1	529	\$533,300	121.67%	\$680,000	\$146,700	1	\$476	\$952	\$156	2
318	11	20	2011	7089-S	1	1	527	\$517,100	118.52%	\$670,000	\$152,900	1	\$474	\$949	\$151	5
319	12	20	2012	7092-S	1	1	528	\$533,300	121.64%	\$680,000	\$146,700	1	\$475	\$950	\$156	2
320	13	20	2013	6069-S/6070-C	3	2	854	\$624,900	112.30%	\$775,000	\$150,100	1	\$769	\$1,537	\$182	5
321	14	20	2014	3083-C/4071-S	2	2	752	\$608,100	115.59%	\$750,000	\$141,900	1	\$677	\$1,354	\$177	5
322	15	20	2015	8039-TS/8040-TC	2	1	731	\$550,400	106.17%	\$725,000	\$174,600	1	\$658	\$1,316	\$161	5
323	16	20	2016	7051-TS/7052-TC	2	1	732	\$555,400	106.96%	\$725,000	\$169,600	1	\$659	\$1,318	\$162	5
324	00	21	2100	8056-S/8057-C	2	1	711	\$613,600	115.16%	\$727,000	\$113,400	1	\$640	\$1,280	\$179	5
325	01-B	21	2101	4095-S/4096-S	3	2	1001	\$687,900	125.37%	\$852,000	\$164,100	1	\$901	\$1,802	\$201	2
326	02	21	2102	7118-C/7119-S	2	2	755	\$623,600	118.03%	\$777,000	\$153,400	1	\$680	\$1,359	\$182	5
327	03	21	2103	9122-S	0	1	289	\$335,600	85.57%	\$472,000	\$136,400	1	\$260	\$520	\$98	10

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
328	04	21	2104	9107-S	0	1	289	\$344,400	87.48%	\$472,000	\$127,600	1	\$260	\$520	\$100	10
329	05	21	2105	4139-S/4140-C	3	2	878	\$642,300	115.44%	\$802,000	\$159,700	1	\$790	\$1,580	\$187	5
330	06	21	2106	7007-S	1	1	530	\$539,100	122.81%	\$692,000	\$152,900	1	\$477	\$954	\$157	2
331	07	21	2107	7090-S	1	1	527	\$517,800	118.65%	\$652,000	\$134,200	1	\$474	\$949	\$151	5
332	08-B	21	2108	8097-S/9056-C	2	1	677	\$589,000	110.37%	\$702,000	\$113,000	1	\$609	\$1,219	\$172	5
333	09	21	2109	9133-S	0	1	289	\$332,500	84.90%	\$467,000	\$134,500	1	\$260	\$520	\$97	10
334	10	21	2110	7020-S	1	1	529	\$534,100	121.83%	\$682,000	\$147,900	1	\$476	\$952	\$156	2
335	11	21	2111	6171-S	1	1	527	\$517,800	118.65%	\$672,000	\$154,200	1	\$474	\$949	\$151	5
336	12	21	2112	7112-S	1	1	528	\$534,100	121.79%	\$682,000	\$147,900	1	\$475	\$950	\$156	2
337	13	21	2113	6064-S/6065-C	3	2	854	\$625,800	112.43%	\$777,000	\$151,200	1	\$769	\$1,537	\$183	5
338	14	21	2114	3078-C/4092-S	2	2	752	\$609,000	115.72%	\$752,000	\$143,000	1	\$677	\$1,354	\$178	5
339	15	21	2115	8033-TS/8034-TC	2	1	731	\$551,800	106.39%	\$727,000	\$175,200	1	\$658	\$1,316	\$161	5
340	16	21	2116	7045-TS/7046-TC	2	1	732	\$556,800	107.18%	\$727,000	\$170,200	1	\$659	\$1,318	\$162	5
341	00	22	2200	5096-S/8142-C	2	1	711	\$614,800	115.34%	\$729,000	\$114,200	1	\$640	\$1,280	\$179	5
342	01-B	22	2201	4013-S/4014-S	3	2	1001	\$688,900	125.51%	\$854,000	\$165,100	1	\$901	\$1,802	\$201	2
343	02	22	2202	6071-S/6072-C	2	2	755	\$624,800	118.22%	\$779,000	\$154,200	1	\$680	\$1,359	\$182	5
344	03	22	2203	9118-S	0	1	289	\$336,300	85.72%	\$474,000	\$137,700	1	\$260	\$520	\$98	10
345	04	22	2204	9007-S	0	1	289	\$344,900	87.59%	\$474,000	\$129,100	1	\$260	\$520	\$101	10
346	05	22	2205	4118-C/4119-S	3	2	878	\$643,300	115.58%	\$804,000	\$160,700	1	\$790	\$1,580	\$188	5
347	06	22	2206	7099-S	1	1	530	\$539,900	122.97%	\$694,000	\$154,100	1	\$477	\$954	\$157	2
348	07	22	2207	6170-S	1	1	527	\$518,600	118.81%	\$654,000	\$135,400	1	\$474	\$949	\$151	5
349	08-B	22	2208	8096-S/9059-C	2	1	677	\$589,900	110.51%	\$704,000	\$114,100	1	\$609	\$1,219	\$172	5
350	09	22	2209	9131-S	0	1	289	\$333,200	85.05%	\$469,000	\$135,800	1	\$260	\$520	\$97	10
351	10	22	2210	7110-S	1	1	529	\$534,900	121.98%	\$684,000	\$149,100	1	\$476	\$952	\$156	2
352	11	22	2211	6169-S	1	1	527	\$518,600	118.81%	\$674,000	\$155,400	1	\$474	\$949	\$151	5
353	12	22	2212	7017-S	1	1	528	\$534,900	121.94%	\$684,000	\$149,100	1	\$475	\$950	\$156	2
354	13	22	2213	6136-S/6137-C	3	2	854	\$626,800	112.57%	\$779,000	\$152,200	1	\$769	\$1,537	\$183	5
355	14	22	2214	3104-C/4151-S	2	2	752	\$609,900	115.86%	\$754,000	\$144,100	1	\$677	\$1,354	\$178	5
356	15	22	2215	8025-TS/8026-TC	2	1	731	\$553,200	106.60%	\$729,000	\$175,800	1	\$658	\$1,316	\$161	5
357	16	22	2216	7041-TS/7042-TC	2	1	732	\$558,200	107.39%	\$729,000	\$170,800	1	\$659	\$1,318	\$163	5
358	00	23	2300	8128-C/5018-S	2	1	711	\$616,100	115.54%	\$731,000	\$114,900	1	\$640	\$1,280	\$180	5
359	01-B	23	2301	4103-S/4104-S	3	2	1001	\$690,000	125.66%	\$856,000	\$166,000	1	\$901	\$1,802	\$201	2
360	02	23	2302	6059-S/6060-C	2	2	755	\$626,100	118.41%	\$781,000	\$154,900	1	\$680	\$1,359	\$183	5
361	03	23	2303	9115-S	0	1	289	\$336,900	85.85%	\$476,000	\$139,100	1	\$260	\$520	\$98	10
362	04	23	2304	9098-S	0	1	289	\$345,500	87.72%	\$476,000	\$130,500	1	\$260	\$520	\$101	10
363	05	23	2305	4147-S/4148-C	3	2	878	\$644,200	115.70%	\$806,000	\$161,800	1	\$790	\$1,580	\$188	5
364	06	23	2306	7013-S	1	1	530	\$540,700	123.12%	\$696,000	\$155,300	1	\$477	\$954	\$158	2
365	07	23	2307	6166-S	1	1	527	\$519,400	118.96%	\$656,000	\$136,600	1	\$474	\$949	\$151	5
366	08-B	23	2308	8004-S/9069-C	2	1	677	\$590,800	110.64%	\$706,000	\$115,200	1	\$609	\$1,219	\$172	5
367	09	23	2309	9129-S	0	1	289	\$333,900	85.20%	\$471,000	\$137,100	1	\$260	\$520	\$97	10
368	10	23	2310	7003-S	1	1	529	\$535,700	122.13%	\$686,000	\$150,300	1	\$476	\$952	\$156	2
369	11	23	2311	6165-S	1	1	527	\$519,400	118.96%	\$676,000	\$156,600	1	\$474	\$949	\$151	5
370	12	23	2312	7094-S	1	1	528	\$535,700	122.09%	\$686,000	\$150,300	1	\$475	\$950	\$156	2
371	13	23	2313	6146-S/6147-C	3	2	854	\$627,700	112.70%	\$781,000	\$153,300	1	\$769	\$1,537	\$183	5
372	14	23	2314	8074-S/8075-C	2	2	752	\$610,800	116.00%	\$756,000	\$145,200	1	\$677	\$1,354	\$178	5
373	15	23	2315	8021-TS/8022-TC	2	1	731	\$554,600	106.81%	\$731,000	\$176,400	1	\$658	\$1,316	\$162	5
374	16	23	2316	7035-TS/7036-TC	2	1	732	\$559,600	107.60%	\$731,000	\$171,400	1	\$659	\$1,318	\$163	5
375	00	24	2400	8120-C/5017-S	2	1	711	\$617,300	115.72%	\$733,000	\$115,700	1	\$640	\$1,280	\$180	5
376	01-B	24	2401	4097-S/4098-S	3	2	1001	\$691,000	125.80%	\$858,000	\$167,000	1	\$901	\$1,802	\$202	2
377	02	24	2402	6141-S/6142-C	2	2	755	\$627,300	118.60%	\$783,000	\$155,700	1	\$680	\$1,359	\$183	5
378	03	24	2403	9112-S	0	1	289	\$337,600	86.00%	\$478,000	\$140,400	1	\$260	\$520	\$98	10
379	04	24	2404	9099-S	0	1	289	\$346,000	87.83%	\$478,000	\$132,000	1	\$260	\$520	\$101	10
380	05	24	2405	3092-S/3093-C	3	2	878	\$645,200	115.84%	\$808,000	\$162,800	1	\$790	\$1,580	\$188	5
381	06	24	2406	7104-S	1	1	530	\$541,500	123.27%	\$698,000	\$156,500	1	\$477	\$954	\$158	2
382	07	24	2407	6162-S	1	1	527	\$520,200	119.11%	\$658,000	\$137,800	1	\$474	\$949	\$152	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
383	08-B	24	2408	8003-S/9071-C	2	1	677	\$591,700	110.78%	\$708,000	\$116,300	1	\$609	\$1,219	\$173	5
384	09	24	2409	9127-S	0	1	289	\$334,500	85.33%	\$473,000	\$138,500	1	\$260	\$520	\$98	10
385	10	24	2410	7095-S	1	1	529	\$536,500	122.28%	\$688,000	\$151,500	1	\$476	\$952	\$156	2
386	11	24	2411	6161-S	1	1	527	\$520,200	119.11%	\$678,000	\$157,800	1	\$474	\$949	\$152	5
387	12	24	2412	7005-S	1	1	528	\$536,500	122.24%	\$688,000	\$151,500	1	\$475	\$950	\$156	2
388	13	24	2413	6125-C/6126-S	3	2	854	\$628,700	112.84%	\$783,000	\$154,300	1	\$769	\$1,537	\$183	5
389	14	24	2414	8066-S/8067-C	2	2	752	\$611,700	116.13%	\$758,000	\$146,300	1	\$677	\$1,354	\$178	5
390	15	24	2415	7047-TS/7048-TC	2	1	731	\$556,000	107.02%	\$733,000	\$177,000	1	\$658	\$1,316	\$162	5
391	16	24	2416	7029-TS/7030-TC	2	1	732	\$561,000	107.81%	\$733,000	\$172,000	1	\$659	\$1,318	\$164	5
392	00	25	2500	7071-S/7072-C	2	1	711	\$618,500	115.90%	\$735,000	\$116,500	1	\$640	\$1,280	\$180	5
393	01-B	25	2501	4008-S/4009-S	3	2	1001	\$692,000	125.94%	\$860,000	\$168,000	1	\$901	\$1,802	\$202	2
394	02	25	2502	6128-C/6129-S	2	2	755	\$628,600	118.79%	\$785,000	\$156,400	1	\$680	\$1,359	\$183	5
395	03	25	2503	9080-S	0	1	289	\$338,300	86.16%	\$480,000	\$141,700	1	\$260	\$520	\$99	10
396	04	25	2504	9014-S	0	1	289	\$346,500	87.94%	\$480,000	\$133,500	1	\$260	\$520	\$101	10
397	05	25	2505	3081-C/3082-S	3	2	878	\$646,200	115.99%	\$810,000	\$163,800	1	\$790	\$1,580	\$188	5
398	06	25	2506	6091-S	1	1	530	\$542,300	123.42%	\$700,000	\$157,700	1	\$477	\$954	\$158	2
399	07	25	2507	6158-S	1	1	527	\$520,900	119.24%	\$660,000	\$139,100	1	\$474	\$949	\$152	5
400	08-B	25	2508	8001-S/9111-C	2	1	677	\$592,600	110.92%	\$710,000	\$117,400	1	\$609	\$1,219	\$173	5
401	09	25	2509	9124-S	0	1	289	\$335,200	85.48%	\$475,000	\$139,800	1	\$260	\$520	\$98	10
402	10	25	2510	7016-S	1	1	529	\$537,300	122.43%	\$690,000	\$152,700	1	\$476	\$952	\$157	2
403	11	25	2511	6157-S	1	1	527	\$520,900	119.24%	\$680,000	\$159,100	1	\$474	\$949	\$152	5
404	12	25	2512	7108-S	1	1	528	\$537,300	122.40%	\$690,000	\$152,700	1	\$475	\$950	\$157	2
405	13	25	2513	6123-C/6124-S	3	2	854	\$629,600	112.96%	\$785,000	\$155,400	1	\$769	\$1,537	\$184	5
406	14	25	2514	8059-S/8060-C	2	2	752	\$612,700	116.29%	\$760,000	\$147,300	1	\$677	\$1,354	\$179	5
407	15	25	2515	7043-TS/7044-TC	2	1	731	\$557,300	107.22%	\$735,000	\$177,700	1	\$658	\$1,316	\$163	5
408	16	25	2516	7023-TS/7024-TC	2	1	732	\$562,400	108.03%	\$735,000	\$172,600	1	\$659	\$1,318	\$164	5
409	00	26	2600	7061-S/7062-C	2	1	711	\$619,800	116.10%	\$737,000	\$117,200	1	\$640	\$1,280	\$181	5
410	01-B	26	2601	4101-S/4102-S	3	2	1001	\$693,100	126.10%	\$862,000	\$168,900	1	\$901	\$1,802	\$202	2
411	02	26	2602	6118-C/6119-S	2	2	755	\$629,800	118.98%	\$787,000	\$157,200	1	\$680	\$1,359	\$184	5
412	03	26	2603	9083-S	0	1	289	\$339,000	86.31%	\$482,000	\$143,000	1	\$260	\$520	\$99	10
413	04	26	2604	9105-S	0	1	289	\$347,000	88.04%	\$482,000	\$135,000	1	\$260	\$520	\$101	10
414	05	26	2605	3097-S/3098-C	3	2	878	\$647,100	116.11%	\$812,000	\$164,900	1	\$790	\$1,580	\$189	5
415	06	26	2606	6001-S	1	1	530	\$543,200	123.59%	\$702,000	\$158,800	1	\$477	\$954	\$158	2
416	07	26	2607	6154-S	1	1	527	\$521,700	119.39%	\$662,000	\$140,300	1	\$474	\$949	\$152	5
417	08-B	26	2608	8079-S/8127-C	2	1	677	\$593,500	111.05%	\$712,000	\$118,500	1	\$609	\$1,219	\$173	5
418	09	26	2609	9120-S	0	1	289	\$335,900	85.64%	\$477,000	\$141,100	1	\$260	\$520	\$98	10
419	10	26	2610	7107-S	1	1	529	\$538,100	122.59%	\$692,000	\$153,900	1	\$476	\$952	\$157	2
420	11	26	2611	6153-S	1	1	527	\$521,700	119.39%	\$682,000	\$160,300	1	\$474	\$949	\$152	5
421	12	26	2612	7014-S	1	1	528	\$538,100	122.55%	\$692,000	\$153,900	1	\$475	\$950	\$157	2
422	13	26	2613	6116-S/6117-C	3	2	854	\$630,500	113.09%	\$787,000	\$156,500	1	\$769	\$1,537	\$184	5
423	14	26	2614	8054-S/8055-C	2	2	752	\$613,600	116.42%	\$762,000	\$148,400	1	\$677	\$1,354	\$179	5
424	15	26	2615	7037-TS/7038-TC	2	1	731	\$558,700	107.43%	\$737,000	\$178,300	1	\$658	\$1,316	\$163	5
425	16	26	2616	6051-TS/6052-TC	2	1	732	\$563,800	108.24%	\$737,000	\$173,200	1	\$659	\$1,318	\$164	5
426	00	27	2700	7136-S/7137-C	2	1	711	\$621,000	116.28%	\$739,000	\$118,000	1	\$640	\$1,280	\$181	5
427	01-B	27	2701	4011-S/4012-S	3	2	1001	\$694,100	126.24%	\$864,000	\$169,900	1	\$901	\$1,802	\$202	2
428	02	27	2702	5076-S/5077-C	2	2	755	\$631,100	119.17%	\$789,000	\$157,900	1	\$680	\$1,359	\$184	5
429	03	27	2703	9086-S	0	1	289	\$339,600	86.44%	\$484,000	\$144,400	1	\$260	\$520	\$99	10
430	04	27	2704	9104-S	0	1	289	\$347,500	88.15%	\$484,000	\$136,500	1	\$260	\$520	\$101	10
431	05	27	2705	3100-S/3101-C	3	2	878	\$648,100	116.25%	\$814,000	\$165,900	1	\$790	\$1,580	\$189	5
432	06	27	2706	5092-S	1	1	530	\$544,000	123.74%	\$704,000	\$160,000	1	\$477	\$954	\$159	2
433	07	27	2707	5169-S	1	1	527	\$522,500	119.55%	\$664,000	\$141,500	1	\$474	\$949	\$152	5
434	08-B	27	2708	8063-S/8135-C	2	1	677	\$594,300	111.17%	\$714,000	\$119,700	1	\$609	\$1,219	\$173	5
435	09	27	2709	9117-S	0	1	289	\$336,500	85.77%	\$479,000	\$142,500	1	\$260	\$520	\$98	10
436	10	27	2710	7006-S	1	1	529	\$538,900	122.74%	\$694,000	\$155,100	1	\$476	\$952	\$157	2
437	11	27	2711	5168-S	1	1	527	\$522,500	119.55%	\$684,000	\$161,500	1	\$474	\$949	\$152	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
438	12	27	2712	7097-S	1	1	528	\$538,900	122.70%	\$694,000	\$155,100	1	\$475	\$950	\$157	2
439	13	27	2713	5074-S/5075-C	3	2	854	\$631,500	113.23%	\$789,000	\$157,500	1	\$769	\$1,537	\$184	5
440	14	27	2714	5005-S/8140-C	2	2	752	\$614,500	116.56%	\$764,000	\$149,500	1	\$677	\$1,354	\$179	5
441	15	27	2715	7033-TS/7034-TC	2	1	731	\$560,100	107.65%	\$739,000	\$178,900	1	\$658	\$1,316	\$163	5
442	16	27	2716	6045-TS/6046-TC	2	1	732	\$565,200	108.45%	\$739,000	\$173,800	1	\$659	\$1,318	\$165	5
443	00	28	2800	7150-C/7151-S	2	1	711	\$622,200	116.46%	\$741,000	\$118,800	1	\$640	\$1,280	\$181	5
444	01-B	28	2801	3047-S/3048-S	3	2	1001	\$695,200	126.39%	\$866,000	\$170,800	1	\$901	\$1,802	\$203	2
445	02	28	2802	5069-S/5070-C	2	2	755	\$632,400	119.37%	\$791,000	\$158,600	1	\$680	\$1,359	\$184	5
446	03	28	2803	9090-S	0	1	289	\$340,300	86.59%	\$486,000	\$145,700	1	\$260	\$520	\$99	10
447	04	28	2804	9011-S	0	1	289	\$348,100	88.28%	\$486,000	\$137,900	1	\$260	\$520	\$102	10
448	05	28	2805	3102-S/3103-C	3	2	878	\$649,100	116.39%	\$816,000	\$166,900	1	\$790	\$1,580	\$189	5
449	06	28	2806	5002-S	1	1	530	\$544,800	123.90%	\$706,000	\$161,200	1	\$477	\$954	\$159	2
450	07	28	2807	5165-S	1	1	527	\$523,300	119.70%	\$666,000	\$142,700	1	\$474	\$949	\$153	5
451	08-B	28	2808	8053-S/8143-C	2	1	677	\$595,200	111.31%	\$716,000	\$120,800	1	\$609	\$1,219	\$174	5
452	09	28	2809	9114-S	0	1	289	\$337,200	85.92%	\$481,000	\$143,800	1	\$260	\$520	\$98	10
453	10	28	2810	7098-S	1	1	529	\$539,700	122.89%	\$696,000	\$156,300	1	\$476	\$952	\$157	2
454	11	28	2811	5164-S	1	1	527	\$523,300	119.70%	\$686,000	\$162,700	1	\$474	\$949	\$153	5
455	12	28	2812	7008-S	1	1	528	\$539,700	122.85%	\$696,000	\$156,300	1	\$475	\$950	\$157	2
456	13	28	2813	5066-S/5067-C	3	2	854	\$632,400	113.36%	\$791,000	\$158,600	1	\$769	\$1,537	\$184	5
457	14	28	2814	5112-S/8147-C	2	2	752	\$615,400	116.70%	\$766,000	\$150,600	1	\$677	\$1,354	\$179	5
458	15	28	2815	7025-TS/7026-TC	2	1	731	\$561,500	107.86%	\$741,000	\$179,500	1	\$658	\$1,316	\$164	5
459	16	28	2816	6041-TS/6042-TC	2	1	732	\$566,600	108.67%	\$741,000	\$174,400	1	\$659	\$1,318	\$165	5
460	00	29	2900	7120-C/7121-S	2	1	711	\$623,500	116.66%	\$743,000	\$119,500	1	\$640	\$1,280	\$182	5
461	01-B	29	2901	3109-S/3110-S	3	2	1001	\$696,200	126.53%	\$868,000	\$171,800	1	\$901	\$1,802	\$203	2
462	02	29	2902	5056-S/5057-C	2	2	755	\$633,600	119.55%	\$793,000	\$159,400	1	\$680	\$1,359	\$185	5
463	03	29	2903	9001-S	0	1	289	\$341,000	86.74%	\$488,000	\$147,000	1	\$260	\$520	\$99	10
464	04	29	2904	8171-S	0	1	289	\$348,600	88.39%	\$488,000	\$139,400	1	\$260	\$520	\$102	10
465	05	29	2905	3071-C/3072-S	3	2	878	\$650,100	116.53%	\$818,000	\$167,900	1	\$790	\$1,580	\$190	5
466	06	29	2906	6020-S	1	1	530	\$545,600	124.05%	\$708,000	\$162,400	1	\$477	\$954	\$159	2
467	07	29	2907	5160-S	1	1	527	\$524,100	119.85%	\$668,000	\$143,900	1	\$474	\$949	\$153	5
468	08-B	29	2908	7152-S/7132-C	2	1	677	\$596,100	111.45%	\$718,000	\$121,900	1	\$609	\$1,219	\$174	5
469	09	29	2909	9078-S	0	1	289	\$337,900	86.07%	\$483,000	\$145,100	1	\$260	\$520	\$99	10
470	10	29	2910	7009-S	1	1	529	\$540,600	123.06%	\$698,000	\$157,400	1	\$476	\$952	\$158	2
471	11	29	2911	5159-S	1	1	527	\$524,100	119.85%	\$688,000	\$163,900	1	\$474	\$949	\$153	5
472	12	29	2912	7100-S	1	1	528	\$540,600	123.02%	\$698,000	\$157,400	1	\$475	\$950	\$158	2
473	13	29	2913	5061-S/5062-C	3	2	854	\$633,400	113.50%	\$793,000	\$159,600	1	\$769	\$1,537	\$185	5
474	14	29	2914	8125-C/5110-S	2	2	752	\$616,300	116.83%	\$768,000	\$151,700	1	\$677	\$1,354	\$180	5
475	15	29	2915	7021-TS/7022-TC	2	1	731	\$562,900	108.07%	\$743,000	\$180,100	1	\$658	\$1,316	\$164	5
476	16	29	2916	6035-TS/6036-TC	2	1	732	\$568,000	108.88%	\$743,000	\$175,000	1	\$659	\$1,318	\$166	5
477	00	30	3000	6076-S/6077-C	2	1	711	\$624,700	116.84%	\$745,000	\$120,300	1	\$640	\$1,280	\$182	5
478	01-B	30	3001	3045-S/3046-S	3	2	1001	\$697,200	126.67%	\$870,000	\$172,800	1	\$901	\$1,802	\$203	2
479	02	30	3002	5144-S/5145-C	2	2	755	\$634,900	119.75%	\$795,000	\$160,100	1	\$680	\$1,359	\$185	5
480	03	30	3003	9093-S	0	1	289	\$341,700	86.89%	\$490,000	\$148,300	1	\$260	\$520	\$100	10
481	04	30	3004	8169-S	0	1	289	\$349,100	88.50%	\$490,000	\$140,900	1	\$260	\$520	\$102	10
482	05	30	3005	4051-S/4052-S	3	2	878	\$651,000	116.66%	\$820,000	\$169,000	1	\$790	\$1,580	\$190	5
483	06	30	3006	6111-S	1	1	530	\$546,400	124.20%	\$710,000	\$163,600	1	\$477	\$954	\$159	2
484	07	30	3007	8091-S	1	1	527	\$524,900	120.00%	\$670,000	\$145,100	1	\$474	\$949	\$153	2
485	08-B	30	3008	7068-S/7138-C	2	1	677	\$597,000	111.58%	\$720,000	\$123,000	1	\$609	\$1,219	\$174	5
486	09	30	3009	9081-S	0	1	289	\$338,600	86.22%	\$485,000	\$146,400	1	\$260	\$520	\$99	10
487	10	30	3010	7105-S	1	1	529	\$541,400	123.21%	\$700,000	\$158,600	1	\$476	\$952	\$158	2
488	11	30	3011	8092-S	1	1	527	\$524,900	120.00%	\$690,000	\$165,100	1	\$474	\$949	\$153	2
489	12	30	3012	7012-S	1	1	528	\$541,400	123.17%	\$700,000	\$158,600	1	\$475	\$950	\$158	2
490	13	30	3013	5136-S/5137-C	3	2	854	\$634,300	113.63%	\$795,000	\$160,700	1	\$769	\$1,537	\$185	5
491	14	30	3014	8118-C/5016-S	2	2	752	\$617,300	116.98%	\$770,000	\$152,700	1	\$677	\$1,354	\$180	5
492	15	30	3015	6047-TS/6048-TC	2	1	731	\$564,900	108.38%	\$745,000	\$180,100	1	\$658	\$1,316	\$165	5

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
493	16	30	3016	6025-TS/6026-TC	2	1	732	\$570,000	109.18%	\$745,000	\$175,000	1	\$659	\$1,318	\$166	5
494	00	31	3100	6061-S/6062-C	2	1	711	\$626,000	117.04%	\$747,000	\$121,000	1	\$640	\$1,280	\$183	5
495	01-B	31	3101	3032-S/3033-S	3	2	1001	\$698,300	126.83%	\$872,000	\$173,700	1	\$901	\$1,802	\$204	2
496	02	31	3102	5128-C/5129-S	2	2	755	\$636,200	119.95%	\$797,000	\$160,800	1	\$680	\$1,359	\$186	5
497	03	31	3103	9095-S	0	1	289	\$342,400	87.05%	\$492,000	\$149,600	1	\$260	\$520	\$100	10
498	04	31	3104	8167-S	0	1	289	\$349,600	88.61%	\$492,000	\$142,400	1	\$260	\$520	\$102	10
499	05	31	3105	4152-S/4153-S	3	2	878	\$652,000	116.80%	\$822,000	\$170,000	1	\$790	\$1,580	\$190	5
500	06	31	3106	6017-S	1	1	530	\$547,200	124.35%	\$712,000	\$164,800	1	\$477	\$954	\$160	2
501	07	31	3107	8019-S	1	1	527	\$525,600	120.14%	\$672,000	\$146,400	1	\$474	\$949	\$153	2
502	08-B	31	3108	7053-S/7143-C	2	1	677	\$597,900	111.72%	\$722,000	\$124,100	1	\$609	\$1,219	\$174	5
503	09	31	3109	9084-S	0	1	289	\$339,200	86.35%	\$487,000	\$147,800	1	\$260	\$520	\$99	10
504	10	31	3110	7103-S	1	1	529	\$542,200	123.36%	\$702,000	\$159,800	1	\$476	\$952	\$158	2
505	11	31	3111	8111-S	1	1	527	\$525,600	120.14%	\$692,000	\$166,400	1	\$474	\$949	\$153	2
506	12	31	3112	7011-S	1	1	528	\$542,200	123.33%	\$702,000	\$159,800	1	\$475	\$950	\$158	2
507	13	31	3113	5146-S/5147-C	3	2	854	\$635,300	113.77%	\$797,000	\$161,700	1	\$769	\$1,537	\$185	5
508	14	31	3114	7076-S/7077-C	2	2	752	\$618,200	117.12%	\$772,000	\$153,800	1	\$677	\$1,354	\$180	5
509	15	31	3115	6037-TS/6038-TC	2	1	731	\$566,900	108.68%	\$747,000	\$180,100	1	\$658	\$1,316	\$165	5
510	16	31	3116	5051-TS/5052-TC	2	1	732	\$572,000	109.49%	\$747,000	\$175,000	1	\$659	\$1,318	\$167	5
511	00	32	3200	6139-S/6140-C	2	1	711	\$627,200	117.22%	\$749,000	\$121,800	1	\$640	\$1,280	\$183	5
512	01-B	32	3201	3124-S/3125-S	3	2	1001	\$699,300	126.97%	\$874,000	\$174,700	1	\$901	\$1,802	\$204	2
513	02	32	3202	5116-S/5117-C	2	2	755	\$637,400	120.13%	\$799,000	\$161,600	1	\$680	\$1,359	\$186	2
514	03	32	3203	9110-S	0	1	289	\$343,100	87.20%	\$494,000	\$150,900	1	\$260	\$520	\$100	10
515	04	32	3204	8165-S	0	1	289	\$350,200	88.74%	\$494,000	\$143,800	1	\$260	\$520	\$102	10
516	05	32	3205	4154-S/4155-S	3	2	878	\$653,000	116.94%	\$824,000	\$171,000	1	\$790	\$1,580	\$190	5
517	06	32	3206	6094-S	1	1	530	\$548,100	124.52%	\$714,000	\$165,900	1	\$477	\$954	\$160	2
518	07	32	3207	8109-S	1	1	527	\$526,400	120.29%	\$674,000	\$147,600	1	\$474	\$949	\$154	2
519	08-B	32	3208	6079-S/6131-C	2	1	677	\$598,800	111.86%	\$724,000	\$125,200	1	\$609	\$1,219	\$175	5
520	09	32	3209	9088-S	0	1	289	\$339,900	86.50%	\$489,000	\$149,100	1	\$260	\$520	\$99	10
521	10	32	3210	6092-S	1	1	529	\$543,000	123.52%	\$704,000	\$161,000	1	\$476	\$952	\$158	2
522	11	32	3211	8016-S	1	1	527	\$526,400	120.29%	\$694,000	\$167,600	1	\$474	\$949	\$154	2
523	12	32	3212	6093-S	1	1	528	\$543,000	123.48%	\$704,000	\$161,000	1	\$475	\$950	\$158	2
524	13	32	3213	5125-C/5126-S	3	2	854	\$636,200	113.89%	\$799,000	\$162,800	1	\$769	\$1,537	\$186	5
525	14	32	3214	7066-S/7067-C	2	2	752	\$619,100	117.26%	\$774,000	\$154,900	1	\$677	\$1,354	\$181	5
526	15	32	3215	6033-TS/6034-TC	2	1	731	\$568,900	108.98%	\$749,000	\$180,100	1	\$658	\$1,316	\$166	5
527	16	32	3216	5043-TS/5044-TC	2	1	732	\$574,000	109.79%	\$749,000	\$175,000	1	\$659	\$1,318	\$167	5
528	00	33	3300	6148-C/6149-S	2	1	711	\$628,500	117.42%	\$751,000	\$122,500	1	\$640	\$1,280	\$183	5
529	01-B	33	3301	3111-S/3112-S	3	2	1001	\$700,400	127.12%	\$876,000	\$175,600	1	\$901	\$1,802	\$204	2
530	02	33	3302	4067-S/4068-C	2	2	755	\$638,700	120.33%	\$801,000	\$162,300	1	\$680	\$1,359	\$186	2
531	03	33	3303	9016-S	0	1	289	\$343,700	87.33%	\$496,000	\$152,300	1	\$260	\$520	\$100	10
532	04	33	3304	8164-S	0	1	289	\$350,700	88.85%	\$496,000	\$145,300	1	\$260	\$520	\$102	10
533	05	33	3305	4156-S/4157-S	3	2	878	\$654,000	117.08%	\$826,000	\$172,000	1	\$790	\$1,580	\$191	5
534	06	33	3306	6016-S	1	1	530	\$548,900	124.68%	\$716,000	\$167,100	1	\$477	\$954	\$160	2
535	07	33	3307	8007-S	1	1	527	\$527,200	120.44%	\$676,000	\$148,800	1	\$474	\$949	\$154	2
536	08-B	33	3308	6068-S/6133-C	2	1	677	\$599,700	112.00%	\$726,000	\$126,300	1	\$609	\$1,219	\$175	5
537	09	33	3309	9091-S	0	1	289	\$340,600	86.66%	\$491,000	\$150,400	1	\$260	\$520	\$99	10
538	10	33	3310	6002-S	1	1	529	\$543,800	123.67%	\$706,000	\$162,200	1	\$476	\$952	\$159	2
539	11	33	3311	8098-S	1	1	527	\$527,200	120.44%	\$696,000	\$168,800	1	\$474	\$949	\$154	2
540	12	33	3312	5091-S	1	1	528	\$543,800	123.63%	\$706,000	\$162,200	1	\$475	\$950	\$159	2
541	13	33	3313	5120-C/5121-S	3	2	854	\$637,200	114.03%	\$801,000	\$163,800	1	\$769	\$1,537	\$186	5
542	14	33	3314	7056-S/7057-C	2	2	752	\$620,000	117.39%	\$776,000	\$156,000	1	\$677	\$1,354	\$181	5
543	15	33	3315	6023-TS/6024-TC	2	1	731	\$570,900	109.29%	\$751,000	\$180,100	1	\$658	\$1,316	\$167	5
544	16	33	3316	5029-TS/5030-TC	2	1	732	\$576,000	110.09%	\$751,000	\$175,000	1	\$659	\$1,318	\$168	5
545	00	34	3400	6120-C/6121-S	2	1	711	\$629,700	117.60%	\$753,000	\$123,300	1	\$640	\$1,280	\$184	5
546	01-B	34	3401	3043-S/3044-S	3	2	1001	\$701,400	127.27%	\$878,000	\$176,600	1	\$901	\$1,802	\$205	2
547	02	34	3402	4057-S/4058-C	2	2	755	\$640,000	120.52%	\$803,000	\$163,000	1	\$680	\$1,359	\$187	2

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
548	03	34	3403	9006-S	0	1	289	\$344,400	87.48%	\$498,000	\$153,600	1	\$260	\$520	\$100	10
549	04	34	3404	8163-S	0	1	289	\$351,200	88.96%	\$498,000	\$146,800	1	\$260	\$520	\$102	10
550	05	34	3405	4158-S/4159-S	3	2	878	\$654,900	117.21%	\$828,000	\$173,100	1	\$790	\$1,580	\$191	5
551	06	34	3406	6096-S	1	1	530	\$549,700	124.83%	\$718,000	\$168,300	1	\$477	\$954	\$160	2
552	07	34	3407	8100-S	1	1	527	\$528,000	120.59%	\$678,000	\$150,000	1	\$474	\$949	\$154	2
553	08-B	34	3408	6143-C/6152-S	2	1	677	\$600,600	112.13%	\$728,000	\$127,400	1	\$609	\$1,219	\$175	5
554	09	34	3409	9003-S	0	1	289	\$341,300	86.81%	\$493,000	\$151,700	1	\$260	\$520	\$100	10
555	10	34	3410	5093-S	1	1	529	\$544,600	123.82%	\$708,000	\$163,400	1	\$476	\$952	\$159	2
556	11	34	3411	8014-S	1	1	527	\$528,000	120.59%	\$698,000	\$170,000	1	\$474	\$949	\$154	2
557	12	34	3412	5001-S	1	1	528	\$544,600	123.78%	\$708,000	\$163,400	1	\$475	\$950	\$159	2
558	13	34	3413	4074-S/4075-C	3	2	854	\$638,200	114.17%	\$803,000	\$164,800	1	\$769	\$1,537	\$186	5
559	14	34	3414	7139-S/7140-C	2	2	752	\$621,000	117.55%	\$778,000	\$157,000	1	\$677	\$1,354	\$181	5
560	15	34	3415	5047-TS/5048-TC	2	1	731	\$572,900	109.59%	\$753,000	\$180,100	1	\$658	\$1,316	\$167	5
561	16	34	3416	4049-TS/4050-TC	2	1	732	\$578,000	110.40%	\$753,000	\$175,000	1	\$659	\$1,318	\$169	5
562	00	35	3500	6114-S/6115-C	2	1	711	\$631,000	117.80%	\$755,000	\$124,000	1	\$640	\$1,280	\$184	5
563	01-B	35	3501	3034-S/3035-S	3	2	1001	\$702,500	127.42%	\$880,000	\$177,500	1	\$901	\$1,802	\$205	2
564	02	35	3502	4137-S/4138-C	2	2	755	\$641,300	120.72%	\$805,000	\$163,700	1	\$680	\$1,359	\$187	2
565	03	35	3503	9097-S	0	1	289	\$345,100	87.63%	\$500,000	\$154,900	1	\$260	\$520	\$101	10
566	04	35	3504	8162-S	0	1	289	\$351,700	89.06%	\$500,000	\$148,300	1	\$260	\$520	\$103	10
567	05	35	3505	4160-S/4161-S	3	2	878	\$655,900	117.35%	\$830,000	\$174,100	1	\$790	\$1,580	\$191	5
568	06	35	3506	6014-S	1	1	530	\$550,500	124.98%	\$720,000	\$169,500	1	\$477	\$954	\$161	2
569	07	35	3507	8012-S	1	1	527	\$528,800	120.74%	\$680,000	\$151,200	1	\$474	\$949	\$154	2
570	08-B	35	3508	5153-S/5130-C	2	1	677	\$601,500	112.27%	\$730,000	\$128,500	1	\$609	\$1,219	\$175	5
571	09	35	3509	9094-S	0	1	289	\$342,000	86.96%	\$495,000	\$153,000	1	\$260	\$520	\$100	10
572	10	35	3510	5003-S	1	1	529	\$545,400	123.97%	\$710,000	\$164,600	1	\$476	\$952	\$159	2
573	11	35	3511	8104-S	1	1	527	\$528,800	120.74%	\$700,000	\$171,200	1	\$474	\$949	\$154	2
574	12	35	3512	5004-S	1	1	528	\$545,400	123.93%	\$710,000	\$164,600	1	\$475	\$950	\$159	2
575	13	35	3513	4064-S/4065-C	3	2	854	\$639,100	114.30%	\$805,000	\$165,900	1	\$769	\$1,537	\$186	5
576	14	35	3514	7146-S/7147-C	2	2	752	\$621,900	117.68%	\$780,000	\$158,100	1	\$677	\$1,354	\$181	5
577	15	35	3515	5037-TS/5038-TC	2	1	731	\$574,900	109.90%	\$755,000	\$180,100	1	\$658	\$1,316	\$168	5
578	16	35	3516	4041-TS/4042-TC	2	1	732	\$580,000	110.70%	\$755,000	\$175,000	1	\$659	\$1,318	\$169	5
579	00	36	3600	5071-S/5072-C	2	1	711	\$632,300	118.00%	\$757,000	\$124,700	1	\$640	\$1,280	\$184	5
580	01-B	36	3601	3122-S/3123-S	3	2	1001	\$704,600	127.72%	\$882,000	\$177,400	1	\$901	\$1,802	\$206	2
581	02	36	3602	4121-C/4122-S	2	2	755	\$642,500	120.90%	\$807,000	\$164,500	1	\$680	\$1,359	\$187	2
582	03	36	3603	9009-S	0	1	289	\$345,800	87.78%	\$502,000	\$156,200	1	\$260	\$520	\$101	10
583	04	36	3604	8161-S	0	1	289	\$352,300	89.19%	\$502,000	\$149,700	1	\$260	\$520	\$103	10
584	05	36	3605	4162-S/4163-S	3	2	878	\$656,900	117.49%	\$832,000	\$175,100	1	\$790	\$1,580	\$192	5
585	06	36	3606	6097-S	1	1	530	\$551,400	125.15%	\$722,000	\$170,600	1	\$477	\$954	\$161	2
586	07	36	3607	6082-S	1	1	527	\$529,600	120.89%	\$682,000	\$152,400	1	\$474	\$949	\$154	2
587	08-B	36	3608	5068-S/5134-C	2	1	677	\$602,400	112.41%	\$732,000	\$129,600	1	\$609	\$1,219	\$176	5
588	09	36	3609	9019-S	0	1	289	\$342,600	87.09%	\$497,000	\$154,400	1	\$260	\$520	\$100	10
589	10	36	3610	6112-S	1	1	529	\$546,300	124.14%	\$712,000	\$165,700	1	\$476	\$952	\$159	2
590	11	36	3611	6083-S	1	1	527	\$529,600	120.89%	\$702,000	\$172,400	1	\$474	\$949	\$154	2
591	12	36	3612	6019-S	1	1	528	\$546,300	124.10%	\$712,000	\$165,700	1	\$475	\$950	\$159	2
592	13	36	3613	4055-C/4056-S	3	2	854	\$640,100	114.44%	\$807,000	\$166,900	1	\$769	\$1,537	\$187	5
593	14	36	3614	7125-C/7126-S	2	2	752	\$622,800	117.82%	\$782,000	\$159,200	1	\$677	\$1,354	\$182	5
594	15	36	3615	5025-TS/5026-TC	2	1	731	\$576,900	110.20%	\$757,000	\$180,100	1	\$658	\$1,316	\$168	5
595	16	36	3616	4027-TS/4028-TC	2	1	732	\$582,100	111.02%	\$757,000	\$174,900	1	\$659	\$1,318	\$170	5
596	00	37	3700	5059-S/5060-C	2	1	711	\$633,500	118.18%	\$759,000	\$125,500	1	\$640	\$1,280	\$185	5
597	01-B	37	3701	3113-S/3114-S	3	2	1001	\$706,700	128.01%	\$884,000	\$177,300	1	\$901	\$1,802	\$206	2
598	02	37	3702	4144-S/4145-C	2	2	755	\$643,800	121.10%	\$809,000	\$165,200	1	\$680	\$1,359	\$188	2
599	03	37	3703	9106-S	0	1	289	\$346,500	87.94%	\$504,000	\$157,500	1	\$260	\$520	\$101	10
600	04	37	3704	8160-S	0	1	289	\$352,800	89.30%	\$504,000	\$151,200	1	\$260	\$520	\$103	10
601	05	37	3705	4164-S/4165-S	3	2	878	\$657,900	117.63%	\$834,000	\$176,100	1	\$790	\$1,580	\$192	5
602	06	37	3706	6007-S	1	1	530	\$552,200	125.30%	\$724,000	\$171,800	1	\$477	\$954	\$161	2

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
603	07	37	3707	6087-S	1	1	527	\$530,400	121.05%	\$684,000	\$153,600	1	\$474	\$949	\$155	2
604	08-B	37	3708	5152-S/4143-C	2	1	677	\$603,300	112.54%	\$734,000	\$130,700	1	\$609	\$1,219	\$176	5
605	09	37	3709	9017-S	0	1	289	\$343,300	87.24%	\$499,000	\$155,700	1	\$260	\$520	\$100	10
606	10	37	3710	6018-S	1	1	529	\$547,100	124.29%	\$714,000	\$166,900	1	\$476	\$952	\$160	2
607	11	37	3711	6088-S	1	1	527	\$530,400	121.05%	\$704,000	\$173,600	1	\$474	\$949	\$155	2
608	12	37	3712	6110-S	1	1	528	\$547,100	124.26%	\$714,000	\$166,900	1	\$475	\$950	\$160	2
609	13	37	3713	4134-S/4135-C	3	2	854	\$641,000	114.57%	\$809,000	\$168,000	1	\$769	\$1,537	\$187	5
610	14	37	3714	7116-S/7117-C	2	2	752	\$623,800	117.97%	\$784,000	\$160,200	1	\$677	\$1,354	\$182	5
611	15	37	3715	4045-TS/4046-TC	2	1	731	\$578,900	110.50%	\$759,000	\$180,100	1	\$658	\$1,316	\$169	5
612	16	37	3716	3067-TS/3068-TC	2	1	732	\$584,100	111.32%	\$759,000	\$174,900	1	\$659	\$1,318	\$170	5
613	00	38	3800	5141-S/5142-C	2	1	711	\$634,800	118.38%	\$761,000	\$126,200	1	\$640	\$1,280	\$185	5
614	01-B	38	3801	3041-S/3042-S	3	2	1001	\$708,800	128.31%	\$886,000	\$177,200	1	\$901	\$1,802	\$207	2
615	02	38	3802	3084-C/3085-S	2	2	755	\$645,100	121.30%	\$811,000	\$165,900	1	\$680	\$1,359	\$188	2
616	03	38	3803	9012-S	0	1	289	\$347,200	88.09%	\$506,000	\$158,800	1	\$260	\$520	\$101	10
617	04	38	3804	8159-S	0	1	289	\$353,300	89.41%	\$506,000	\$152,700	1	\$260	\$520	\$103	10
618	05	38	3805	4166-S/4167-S	3	2	878	\$658,900	117.77%	\$836,000	\$177,100	1	\$790	\$1,580	\$192	5
619	06	38	3806	6098-S	1	1	530	\$553,000	125.45%	\$726,000	\$173,000	1	\$477	\$954	\$161	2
620	07	38	3807	5079-S	1	1	527	\$531,200	121.20%	\$686,000	\$154,800	1	\$474	\$949	\$155	2
621	08-B	38	3808	4129-C/5098-S	2	1	677	\$604,200	112.68%	\$736,000	\$131,800	1	\$609	\$1,219	\$176	5
622	09	38	3809	9015-S	0	1	289	\$344,000	87.39%	\$501,000	\$157,000	1	\$260	\$520	\$100	10
623	10	38	3810	6109-S	1	1	529	\$547,900	124.45%	\$716,000	\$168,100	1	\$476	\$952	\$160	2
624	11	38	3811	5080-S	1	1	527	\$531,200	121.20%	\$706,000	\$174,800	1	\$474	\$949	\$155	2
625	12	38	3812	6003-S	1	1	528	\$547,900	124.41%	\$716,000	\$168,100	1	\$475	\$950	\$160	2
626	13	38	3813	4123-C/4124-S	3	2	854	\$642,000	114.71%	\$811,000	\$169,000	1	\$769	\$1,537	\$187	5
627	14	38	3814	6074-S/6075-C	2	2	752	\$624,700	118.11%	\$786,000	\$161,300	1	\$677	\$1,354	\$182	5
628	15	38	3815	4033-TS/4034-TC	2	1	731	\$581,800	110.94%	\$761,000	\$179,200	1	\$658	\$1,316	\$170	5
629	16	38	3816	3053-TS/3054-TC	2	1	732	\$587,000	111.76%	\$761,000	\$174,000	1	\$659	\$1,318	\$171	5
630	00	39	3900	5150-C/5151-S	2	1	711	\$636,100	118.57%	\$763,000	\$126,900	1	\$640	\$1,280	\$186	5
631	01-B	39	3901	3120-S/3121-S	3	2	1001	\$711,000	128.62%	\$888,000	\$177,000	1	\$901	\$1,802	\$207	2
632	02	39	3902	3079-C/3080-S	2	2	755	\$646,400	121.50%	\$813,000	\$166,600	1	\$680	\$1,359	\$189	2
633	03	39	3903	9103-S	0	1	289	\$347,900	88.24%	\$508,000	\$160,100	1	\$260	\$520	\$101	10
634	04	39	3904	8158-S	0	1	289	\$353,800	89.52%	\$508,000	\$154,200	1	\$260	\$520	\$103	10
635	05	39	3905	4168-S/4169-S	3	2	878	\$659,900	117.91%	\$838,000	\$178,100	1	\$790	\$1,580	\$192	5
636	06	39	3906	6008-S	1	1	530	\$553,800	125.61%	\$728,000	\$174,200	1	\$477	\$954	\$162	2
637	07	39	3907	5084-S	1	1	527	\$532,000	121.35%	\$688,000	\$156,000	1	\$474	\$949	\$155	2
638	08-B	39	3908	4136-C/5009-S	2	1	677	\$605,100	112.82%	\$738,000	\$132,900	1	\$609	\$1,219	\$176	5
639	09	39	3909	9096-S	0	1	289	\$344,700	87.55%	\$503,000	\$158,300	1	\$260	\$520	\$101	10
640	10	39	3910	6004-S	1	1	529	\$548,700	124.60%	\$718,000	\$169,300	1	\$476	\$952	\$160	2
641	11	39	3911	5085-S	1	1	527	\$532,000	121.35%	\$708,000	\$176,000	1	\$474	\$949	\$155	2
642	12	39	3912	6095-S	1	1	528	\$548,700	124.56%	\$718,000	\$169,300	1	\$475	\$950	\$160	2
643	13	39	3913	4142-S/4143-C	3	2	854	\$643,000	114.85%	\$813,000	\$170,000	1	\$769	\$1,537	\$188	5
644	14	39	3914	6066-S/6067-C	2	2	752	\$625,600	118.24%	\$788,000	\$162,400	1	\$677	\$1,354	\$182	5
645	15	39	3915	3063-TS/3064-TC	2	1	731	\$584,700	111.38%	\$763,000	\$178,300	1	\$658	\$1,316	\$171	5
646	16	39	3916	8095-S/9061-C	2	1	732	\$590,000	112.22%	\$763,000	\$173,000	1	\$659	\$1,318	\$172	5
647	00	40	4000	5118-C/5119-S	2	1	711	\$637,300	118.76%	\$765,000	\$127,700	1	\$640	\$1,280	\$186	5
648	01-B	40	4001	3036-S/3037-S	3	2	1001	\$713,100	128.91%	\$890,000	\$176,900	1	\$901	\$1,802	\$208	2
649	02	40	4002	3076-C/3077-S	2	2	755	\$647,700	121.69%	\$815,000	\$167,300	1	\$680	\$1,359	\$189	2
650	03	40	4003	8170-S	0	1	289	\$348,600	88.39%	\$510,000	\$161,400	1	\$260	\$520	\$102	10
651	04	40	4004	8157-S	0	1	289	\$354,400	89.65%	\$510,000	\$155,600	1	\$260	\$520	\$103	10
652	05	40	4005	4077-S/4078-S	3	2	878	\$660,900	118.05%	\$840,000	\$179,100	1	\$790	\$1,580	\$193	5
653	06	40	4006	6099-S	1	1	530	\$554,700	125.78%	\$730,000	\$175,300	1	\$477	\$954	\$162	2
654	07	40	4007	5089-S	1	1	527	\$532,800	121.50%	\$690,000	\$157,200	1	\$474	\$949	\$155	2
655	08-B	40	4008	4141-C/5014-S	2	1	677	\$606,000	112.95%	\$740,000	\$134,000	1	\$609	\$1,219	\$177	5
656	09	40	4009	9008-S	0	1	289	\$345,400	87.70%	\$505,000	\$159,600	1	\$260	\$520	\$101	10
657	10	40	4010	6108-S	1	1	529	\$549,500	124.75%	\$720,000	\$170,500	1	\$476	\$952	\$160	2

Count	Unit Type	Floor	Unit #	Parking	Bed	Bath	Net Living SF	Base Price	HCDA Unit AMI	Appraised Market Value	Shared Equity	Reserved	Est. Maint. Fee	Est. Start-up Fee	Est. Monthly RPT	Restricted Period
658	11	40	4011	5090-S	1	1	527	\$532,800	121.50%	\$710,000	\$177,200	1	\$474	\$949	\$155	2
659	12	40	4012	6005-S	1	1	528	\$549,500	124.71%	\$720,000	\$170,500	1	\$475	\$950	\$160	2
660	13	40	4013	4116-C/4117-S	3	2	854	\$643,900	114.98%	\$815,000	\$171,100	1	\$769	\$1,537	\$188	5
661	14	40	4014	6054-S/6055-C	2	2	752	\$626,600	118.40%	\$790,000	\$163,400	1	\$677	\$1,354	\$183	5
662	15	40	4015	3049-TS/3050-TC	2	1	731	\$587,600	111.82%	\$765,000	\$177,400	1	\$658	\$1,316	\$171	5
663	16	40	4016	8081-S/8131-C	2	1	732	\$592,900	112.66%	\$765,000	\$172,100	1	\$659	\$1,318	\$173	5
664	00	41	4100	4069-S/4070-C	2	1	711	\$638,600	118.95%	\$767,000	\$128,400	1	\$640	\$1,280	\$186	5
665	01-B	41	4101	3115-S/3116-S	3	2	1001	\$715,200	129.21%	\$892,000	\$176,800	1	\$901	\$1,802	\$209	2
666	02	41	4102	3074-C/3075-S	2	2	755	\$649,000	121.89%	\$817,000	\$168,000	1	\$680	\$1,359	\$189	2
667	03	41	4103	8168-S	0	1	289	\$349,300	88.54%	\$512,000	\$162,700	1	\$260	\$520	\$102	10
668	04	41	4104	8156-S	0	1	289	\$354,900	89.76%	\$512,000	\$157,100	1	\$260	\$520	\$104	10
669	05	41	4105	4079-S/4080-S	3	2	878	\$661,800	118.18%	\$842,000	\$180,200	1	\$790	\$1,580	\$193	5
670	06	41	4106	6009-S	1	1	530	\$555,500	125.93%	\$732,000	\$176,500	1	\$477	\$954	\$162	2
671	07	41	4107	7001-S	1	1	527	\$533,600	121.65%	\$692,000	\$158,400	1	\$474	\$949	\$156	2
672	08-B	41	4108	3089-C/5105-S	2	1	677	\$606,900	113.09%	\$742,000	\$135,100	1	\$609	\$1,219	\$177	5
673	09	41	4109	9100-S	0	1	289	\$346,100	87.85%	\$507,000	\$160,900	1	\$260	\$520	\$101	10
674	10	41	4110	6015-S	1	1	529	\$550,400	124.92%	\$722,000	\$171,600	1	\$476	\$952	\$161	2
675	11	41	4111	7002-S	1	1	527	\$533,600	121.65%	\$712,000	\$178,400	1	\$474	\$949	\$156	2
676	12	41	4112	6107-S	1	1	528	\$550,400	124.88%	\$722,000	\$171,600	1	\$475	\$950	\$161	2
677	13	41	4113	4113-C/4114-S	3	2	854	\$644,900	115.12%	\$817,000	\$172,100	1	\$769	\$1,537	\$188	5
678	14	41	4114	6144-S/6145-C	2	2	752	\$627,500	118.53%	\$792,000	\$164,500	1	\$677	\$1,354	\$183	5
679	15	41	4115	8094-S/9064-C	2	1	731	\$590,600	112.28%	\$767,000	\$176,400	1	\$658	\$1,316	\$172	5
680	16	41	4116	7080-S/7135-C	2	1	732	\$595,900	113.12%	\$767,000	\$171,100	1	\$659	\$1,318	\$174	5
681	00	42	4200	4059-S/4060-C	2	1	711	\$639,900	119.15%	\$769,000	\$129,100	1	\$640	\$1,280	\$187	5
682	01-B	42	4201	3039-S/3040-S	3	2	1001	\$717,400	129.52%	\$894,000	\$176,600	1	\$901	\$1,802	\$209	2
683	02	42	4202	3105-S/3106-C	2	2	755	\$650,300	122.09%	\$819,000	\$168,700	1	\$680	\$1,359	\$190	2
684	03	42	4203	8166-S	0	1	289	\$350,000	88.70%	\$514,000	\$164,000	1	\$260	\$520	\$102	10
685	04	42	4204	8155-S	0	1	289	\$355,400	89.87%	\$514,000	\$158,600	1	\$260	\$520	\$104	10
686	05	42	4205	4081-S/4082-S	3	2	878	\$662,800	118.32%	\$844,000	\$181,200	1	\$790	\$1,580	\$193	5
687	06	42	4206	6100-S	1	1	530	\$556,300	126.08%	\$734,000	\$177,700	1	\$477	\$954	\$162	2
688	07	42	4207	7111-S	1	1	527	\$534,400	121.81%	\$694,000	\$159,600	1	\$474	\$949	\$156	2
689	08-B	42	4208	3091-C/5011-S	2	1	677	\$607,900	113.24%	\$744,000	\$136,100	1	\$609	\$1,219	\$177	5
690	09	42	4209	9013-S	0	1	289	\$346,800	88.00%	\$509,000	\$162,200	1	\$260	\$520	\$101	10
691	10	42	4210	6106-S	1	1	529	\$551,200	125.07%	\$724,000	\$172,800	1	\$476	\$952	\$161	2
692	11	42	4211	7018-S	1	1	527	\$534,400	121.81%	\$714,000	\$179,600	1	\$474	\$949	\$156	2
693	12	42	4212	6006-S	1	1	528	\$551,200	125.03%	\$724,000	\$172,800	1	\$475	\$950	\$161	2
694	13	42	4213	3095-S/3096-C	3	2	854	\$646,200	115.30%	\$819,000	\$172,800	1	\$769	\$1,537	\$188	5
695	14	42	4214	6150-C/6151-S	2	2	752	\$628,500	118.69%	\$794,000	\$165,500	1	\$677	\$1,354	\$183	5
696	15	42	4215	8078-S/8122-C	2	1	731	\$593,500	112.72%	\$769,000	\$175,500	1	\$658	\$1,316	\$173	5
697	16	42	4216	6078-S/6130-C	2	1	732	\$598,900	113.57%	\$769,000	\$170,100	1	\$659	\$1,318	\$175	5

ULANA WARD VILLAGE

OWNER-OCCUPANT PRESALE ANNOUNCEMENT FOR RESERVED HOUSING UNITS

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, and Section 15-22-183(c) of the Kaka'ako Community Development District Mauka Area Rules¹ codified under Title 15, Subtitle 4, Chapter 22 of the Hawaii Administrative Rules (the "Mauka Area Rules") and administered by the Hawaii Community Development Authority ("HCDA"), to inform prospective owner-occupant purchasers that Ulana Ward Village, LLC, a Delaware limited liability company ("Developer"), will be offering for sale units in a fee simple condominium project to be located at 987 Queen Street, Honolulu, Hawaii 96814, to be known as Ulana Ward Village (the "Project"). The land on which the Project is located is currently identified by Tax Map Key No. (1) 2-1-053:001. The Project contains a total of 697 fee simple residential condominium units, one (1) commercial unit and one (1) industrial unit.

An effective date for a Developer's Public Report for the Project was issued by the Real Estate Commission of the State of Hawaii on **October 13th, 2021**.

This announcement covers the 696 residential units listed below that are designated as "Reserved Housing Units" pursuant to the Mauka Area Rules and Planned Development Permit No. KAK 21-001 issued by HCDA on May 5, 2021. The Reserved Housing Units will be offered and sold subject to various occupancy, income, and other eligibility requirements, as well as buy-back rights and equity sharing restrictions in favor of HCDA. These requirements are outlined below.

Pursuant to the Hawaii Revised Statutes, for a thirty-day period commencing on the day following the date upon which this owner-occupant presale announcement is first published, at least fifty percent (50%) of the residential units being marketed for sale shall be offered only to prospective owner-occupants. Developer has designated one hundred percent (100%) of the residential units being offered in this phase as being initially for sale to prospective owner-occupants who are "Qualified Persons" (defined below).

¹ Although repealed, the sections of the Mauka Area Rules continue to apply to this project, as those sections existed at the time of project approval by HCDA.

The Reserved Housing Units being marketed in this first phase are as follows:

Reserved Housing Unit Numbers	Unit Type	Number of Bedrooms/ Bathrooms	Approx. Net Living Area (Sq. Ft.)*	Unit Sales Price Range	Unit Shared Equity Amount
200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200	00	2/1	711	\$590,700 to \$639,900	\$98,300 to \$129,100
201, 301, 401, 501	01-A	3/2	995	\$670,900 to \$672,900	\$143,100 to \$147,100
601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201	01-B	3/2	1,001	\$673,600 to \$717,400	\$148,400 to \$177,500
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002, 4102, 4202	02	2/2	755	\$600,300 to \$650,300	\$138,700 to \$168,700

203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103, 4203	03	0/1	289	\$273,500 to \$350,000	\$111,800 to \$164,000
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204	04	0/1	289	\$334,800 to \$355,400	\$99,200 to \$158,600
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205	05	3/2	878	\$550,000 to \$662,800	\$132,500 to \$181,200
206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506, 3606,	06	1/1	530	\$524,000 to \$556,300	\$130,000 to \$177,700

3706, 3806, 3906, 4006, 4106, 4206					
207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107, 4207	07	1/1	527	\$400,500 to \$534,400	\$121,900 to \$159,600
208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108	08-A	2/1	676	\$572,500 to \$580,300	\$91,500 to \$101,700
1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108, 4208	08-B	2/1	677	\$581,100 to \$607,900	\$102,900 to \$136,100
209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509, 3609, 3709, 3809, 3909, 4009, 4109, 4209	09	0/1	289	\$271,000 to \$346,800	\$110,000 to \$162,200
210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410,	10	1/1	529	\$519,100 to \$551,200	\$124,900 to \$172,800

2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110, 4210					
211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4211	11	1/1	527	\$400,500 to \$534,400	\$141,900 to \$179,600
212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2121, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3012, 3121, 3212, 3312, 3412, 3512, 3612, 3712, 3812, 3912, 4012, 4112, 4212	12	1/1	528	\$519,100 to \$551,200	\$124,900 to \$172,800
213, 313, 413, 513, 613, 713, 813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2131, 2213, 2313, 2413, 2513, 2613, 2713, 2813, 2913, 3013, 3131, 3213, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4113, 4213	13	3/2	854	\$566,200 to \$646,200	\$98,800 to \$172,800
314, 414, 514, 614, 714, 814, 914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914,	14	2/2	752	\$592,800 to \$628,500	\$122,100 to \$165,500

2014, 2141, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3014, 3141, 3214, 3314, 3414, 3514, 3614, 3714, 3814, 3914, 4014, 4114, 4214					
215, 315, 415, 515, 615, 715, 815, 915, 1015, 1115, 1215, 1315, 1415, 1515, 1615, 1715, 1815, 1915, 2015, 2151, 2215, 2315, 2415, 2515, 2615, 2715, 2815, 2915, 3015, 3151, 3215, 3315, 3415, 3515, 3615, 3715, 3815, 3915, 4015, 4115, 4215	15	2/1	731	\$504,100 to \$593,500	\$162,000 to \$184,900
216, 316, 416, 516, 616, 716, 816, 916, 1016, 1116, 1216, 1316, 1416, 1516, 1616, 1716, 1816, 1916, 2016, 2161, 2216, 2316, 2416, 2516, 2616, 2716, 2816, 2916, 3016, 3161, 3216, 3316, 3416, 3516, 3616, 3716, 3816, 3916, 4016, 4116, 4216	16	2/1	732	\$508,700 to \$598,900	\$157,200 to \$180,300

*The areas listed above are in square feet and have been rounded to the nearest whole square foot and may differ slightly from the areas described in the Public Report for the Project.

** The Unit Sales Price Ranges listed above are current as of the date of this published announcement.

As of the date of this announcement, Developer’s best estimate of the minimum price of a designated Reserved Housing Unit is \$271,000.

QUALIFICATIONS TO PURCHASE A RESERVED HOUSING UNIT

Developer will offer Reserved Housing Units in the Project for sale to prospective owner-occupants who are “Qualified Persons”. A Qualified Person means a person who meets all of the following eligibility requirements:

1. Is a United States citizen or resident alien;
2. Is a bona fide resident of the State of Hawaii;
3. Is at least of legal age (18 years old);

4. Does not have a majority interest in a principal residence or a beneficial interest in a land trust (as such term is defined in Section 15-22-181 of the Mauka Area Rules) on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under Section 15-22-182 of the Mauka Area Rules;
5. If married, whose spouse does not have a majority interest in a principal residence or a beneficial interest in a land trust (as such term is defined in Section 15-22-181 of the Mauka Area Rules) on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under Section 15-22-182 of the Mauka Area Rules;
6. Shall be the owner and occupant of the Reserved Housing Unit; and
7. Has never before purchased a reserved housing unit under the Mauka Area Rules (provided, however, that in certain circumstances and subject to the approval of the executive director of HCDA, a current owner of a reserved housing unit may apply to purchase a larger reserved housing unit).

INCOME AND ASSET LIMITS

In addition to the foregoing eligibility requirements, the adjusted household income of a Qualified Person purchasing a Reserved Housing Unit shall not exceed one hundred forty percent (140%) of median income, as set forth in the table below. For purposes of this requirement, “adjusted household income” means the total income, before taxes and personal deductions, received by all members of the eligible borrower’s household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments, but not including business deductions. The adjusted household income is based on the income earned during the most recent calendar year preceding date of application to purchase a Reserved Housing Unit for which copies of filed state or federal tax returns are available. “Median income” means the median annual income, adjusted for household size, for households in the City and County of Honolulu as most recently established by the United States Department of Housing and Urban Development for the Section 8 Housing Assistance Payments Program.

Also, the assets of a Qualified Person purchasing a Reserved Housing Unit shall not exceed one hundred twenty-five percent (125%) of the applicable income limit by household size, as set forth in the table below. For purposes of this requirement, “assets” include, but are not limited to, all cash, securities, and real and personal property at current fair market value, less (a) any outstanding liabilities secured by such assets, and (b) any retirement accounts and gifts to assist in unit down payments.

The following states the income limits and asset limits by household size for the Project*:

Household Size by No. of Persons	Median Income	Income Limit (140% of Median Income)	Asset Limit
1	\$74,200	\$103,900	\$129,875
2	\$84,800	\$118,700	\$148,375
3	\$95,400	\$133,550	\$166,938
4	\$106,000	\$148,400	\$185,500
5	\$114,500	\$160,250	\$200,313
6	\$122,950	\$172,150	\$215,188

7	\$131,450	\$184,000	\$230,000
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*Based on figures issued by the United States Department of Housing and Urban Development in 2021 for Honolulu County, as interpreted by HCDA.

RESTRICTIONS ON OWNERSHIP, USE AND TRANSFER; SHARED EQUITY REQUIREMENTS

Pursuant to Section 15-22-186 of the Mauka Area Rules, the transfer of a Reserved Housing Unit shall be regulated for a minimum number of years following the original sale of the Unit (the “Regulated Term”). The length of the Regulated Term is based on unit affordability, as determined by standard household sizes established in Section 15-22-185 of the Mauka Area Rules and affordability criteria set forth in Section 15-22-185.1 of the Mauka Area Rules. The Reserved Housing Units in the Project will have the following Regulated Terms:

- Reserved Housing Units affordable to Qualified Persons with adjusted household incomes of less than 100% of median income shall be regulated for ten (10) years;
- Reserved Housing Units affordable to Qualified Persons with adjusted household incomes of 100% to 119% of median income shall be regulated for five (5) years;
- Reserved Housing Units affordable to Qualified Persons with adjusted household incomes of 120 % to 140% of median income shall be regulated for two (2) years.

Reserved Housing Units shall be occupied by the prospective owner-occupant at all times during the Regulated Term. Within the Regulated Term, rental of the Reserved Housing Unit shall not be allowed. If a prospective owner-occupant fails to occupy the Reserved Housing Unit or wishes to transfer title to the Reserved Housing Unit during the Regulated Term, HCDA shall have the first option to purchase the Reserved Housing Unit under certain conditions and at a sales price based upon a formula set forth in Section 15-22-186(c) of the Mauka Area Rules.

If the prospective owner-occupant sells the Reserved Housing Unit after the Regulated Term, or if HCDA elects to not repurchase the Reserved Housing Unit during the Regulated Term, HCDA shall be entitled to receive an equity sharing payment in accordance with a formula set forth in Section 15-22-187 of the Mauka Area Rules. The equity sharing payment requirement never expires and must be paid in full to the HCDA upon sale or transfer of the Reserved Housing Unit.

The prospective owner-occupant of the Reserved Housing Unit may pre-pay all or part of the equity sharing payment at any time, without sale or transfer of the Unit, by following the procedures set by the HCDA. The minimum amount of partial payment shall be no less than twenty-five percent of the total shared equity amount due. Note that the pre-payment of the shared equity amount does not have any impact on the Regulated Term.

PERMISSIBLE HOUSEHOLD SIZES

Pursuant to Section 15-22-185 of the Mauka Area Rules, the permissible household sizes for the Reserved Housing Units are as follows:

Unit Size	Permissible Household Size	Standard Household Size
0 bedroom	1-2 persons	1 person
1 bedroom	1-3 persons	2 persons
2 bedrooms	2-5 persons	4 persons
3 bedrooms	3-7 persons	5 persons

UNIT SELECTION PROCESS

The 696 Reserved Housing Units in the Project will be offered for sale to Qualified Persons through a public lottery (the “Lottery”) to be held on March 1, 2022 at 9:00 a.m. at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814. To be eligible to participate in the Lottery, applicants must submit a completed application to purchase a Reserved Housing Unit (“Reserved Housing Application”) to the Ulana Ward Village Sales Gallery by 11:59 p.m. on, February 13, 2022. A completed Reserved Housing Application shall include the following, all of which must be fully completed and executed by all prospective purchasers:

1. Notarized Affidavit of Intent to Purchase and Reside in a Designated Owner-Occupant Reserved Housing Residential Unit;
2. Notarized Affidavit of Eligibility to Purchase a Reserved Housing Unit in the Ulana Ward Village Condominium Project;
3. Ulana Ward Village Registration Agreement – Reserved Housing Owner-Occupant; and
4. Loan Pre-Qualification Letter provided by Guaranteed Rate, Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Central Pacific Bank, Compass Home Loans, or Prime Lending.
5. Completed Reserved Housing Application Checklist

Due to COVID-19 restrictions, Reserved Housing Application packets may be obtained in several ways: 1) downloaded, beginning on October 30, 2021 at 10:00 a.m. at UlanaWardVillage.com/reserved-housing, 2) going to UlanaWardVillage.com/reserved-housing or calling the Ulana Ward Village Sales Gallery at 808-426-7700 to schedule an appointment to pick-up a printed copy. Note that printed Ulana Ward Village Reserved Housing Application Packets will be available for pick-up by appointment only until November 5, 2021. Beginning November 6, 2021 at 10:00 am, walk-ins will be able to obtain a printed Ulana Ward Village Reserved Housing Application Packet at the Ulana Ward Village Sales Gallery through December 31, 2021 at 6:00 p.m. ***Applications will not be available for pickup after December 31, 2021 at 6:00 p.m.*** Prospective purchasers should carefully review the information contained in the Reserved Housing Application packet to determine whether all eligibility requirements are met.

The earliest date that completed Reserved Housing Applications will be accepted is January 3, 2022 at 10:00 a.m. (Not less than 14 days after this notice is published.) Reserved Housing Applications will not be accepted prior to this time. Applications ***must be hand-delivered*** to the Ulana Ward Village Sales Gallery between January 3, 2022 at 10:00 a.m. and February 13, 2022 at 11:59 p.m. to be eligible to participate in the Lottery. Only substantially complete applications will be accepted. Applications delivered by email, facsimile, mail or courier will not be accepted.

Only those qualified prospective purchasers who have submitted a completed Reserved Housing Application by 11:59 p.m. on February 13, 2022 will be included in the Lottery. Based upon the unit selection order as determined by the Lottery, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event. Prospective purchasers do not need to be present at the Lottery to be assigned a Unit Selection Number and invited to attend a Unit Selection Event.

There will be multiple Unit Selection Events to accommodate all qualified prospective purchasers who are assigned a Unit Selection Number and wish to purchase a Reserved Housing Unit. The Unit Selection Event will be held at the Ulana Ward Village Sales Gallery located at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 starting on March 5, 2022, with unit selection appointment times to be assigned between the hours of 9:00 a.m. and 6:00 p.m. Prospective purchasers must attend in person or virtually for the Unit Selection Event applicable to their assigned Unit Selection Number, as determined by the Lottery.

Prospective purchasers must bring to the Unit Selection Event an initial deposit in the amount of \$500.00, which will be required to be paid at the time of executing a sales contract for a Reserved Housing Unit. Only personal or cashier's checks made payable to Title Guaranty Escrow Services, Inc. shall be accepted. Wired funds will not be accepted. If a personal check is used to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, in such event, the sales contract to which the initial deposit was to be applied will be cancelled.

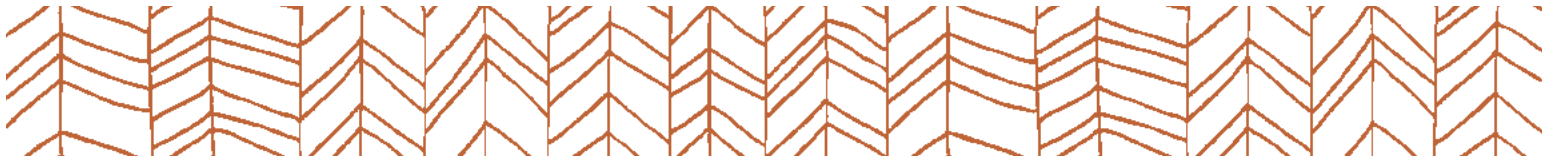
Prospective purchasers who were assigned a Unit Selection Number at the Lottery, but who did not have an opportunity to select one of the designated Reserved Housing Units for purchase, shall be placed on a back-up reservation list in sequential order, as determined by their Unit Selection Number. Should there be any unsold Reserved Housing Units remaining after all of the Unit Selection Events, Developer will contact prospective purchasers in the order in which they are listed on the back-up reservation list to offer them an opportunity to purchase any of the remaining, unsold Reserved Housing Units. This process shall continue until all Reserved Housing Units in the Project are sold.

Any interested person may contact the Ulana Ward Village Sales Gallery between the hours of 10:00 a.m. and 6:00 p.m. daily at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 or (808) 457-1216 to secure a Reserved Housing Application packet, an owner-occupant affidavit, the Developer's Public Report, a sample sales contract, and to obtain any other information concerning the Project.

This announcement is intended to comply with the terms and provisions of the Mauka Area Rules. To the extent of any conflict between this announcement and the Mauka Area Rules, the Mauka Area Rules shall prevail.

Locations LLC, 614 Kapahulu Avenue, Suite 300, Honolulu Hawaii 96815

RB - 17095



ULANA

WARD VILLAGE

Sales Process



- 1.** Attend a Reserved Housing/
Ulana Presentation



- 2.** Gather documents on the
lender checklist



- 3.** Check the Reserved Housing
Ad in the newspaper
Oct 29, 2021



- 4.** Pick up or download your
application packet
Oct 30 - Dec 31, 2021
at 6:00 pm



- 5.** Meet with a Project Lender
to determine eligibility and
qualification



- 6.** Return your completed
packet to the sales gallery
Jan 3 - Feb 13, 2022 at
11:59 pm



- 7.** Participate in the sales launch
and lottery
Mar 1, 2022 at 9:00 am



- 8.** Select your home starting
Mar 5, 2022 at 9:00 am



- 9.** Congratulations on your
new home!



ULANA

WARD VILLAGE



What is the HCDA?

The Hawaii Community Development Authority (HCDA) is a State agency that was established to supplement traditional community renewal methods by promoting and coordinating public and private sector community development. The Hawaii Community Development Authority (or HCDA) oversees development of Kaka'ako. HCDA created the Reserved Housing program to assist qualified Hawaii residents to become homeowners in the revitalized urban core of Honolulu. Within the Kaka'ako district is the Ward Village Master Plan, Ulana at Ward Village will be the third residential high-rise and will add 696 reserved housing residences in Ward Village.

What is Reserved Housing?

The "Reserved Housing" is designed for a person or families who make too much to qualify for Federal Assistance programs but not enough to purchase a market-priced unit residence. Reserved Housing is characterized as households making up to 140% of the Area Median Income, or AMI.

How is AMI determined?

AMI is determined by the US Department of Housing and Urban Development, or HUD. AMI represents the annual income that a typical person or household earns in an area. For reserved housing, the maximum income a household can make is 140% of AMI. Reserved housing prices are based on income, not market conditions.

What does eligible and qualified mean.

First, the project lender will determine if you are **eligible** under the HCDA reserved housing program – this is a very black and white process. Second, the project lender needs to determine if you are financially **qualified**. They will determine how much you can pay for a home. These steps take time, so we encourage you to get started with a project lender as soon as possible.

What are the eligibility requirements for a buyer of reserved housing homes?

1. Is a citizen of the United States or a resident alien
2. Is a resident of the State of Hawaii
3. Is at least 18 years of age
4. Buyer and Spouse do not have majority interest in a principal residence within the last three years
5. Shall be the owner and occupant of the reserved housing home during the regulated period
6. Has never purchased a reserved housing home (exceptions apply)
7. All household members must provide income and asset verification
8. Income and assets must be under the area medium income (AMI) limits



What are the occupancy guidelines?

Now keep in mind that HCDA has occupancy guidelines. Your family size will impact what size home you are able to purchase. For example, a family of 4 can purchase a 2 or 3 bedroom but not a 1- bedroom home. A family of 2 can purchase a 1 or 2-bedroom home but not a 3-bedroom home.

UNIT TYPE	PERMISSIBLE HOUSEHOLD SIZE
Studio	1-2
1 Bedroom	1-3
2 Bedroom	2-5
3 Bedroom	3-7

What are the income requirements for reserved housing?

1. The “adjusted household income” refers to the total income, before taxes and personal deductions, received by all members of the eligible borrower’s household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments, but not including business deductions.
2. In addition, the buyer’s assets (cash, securities, mutual funds) may not exceed 125% of the applicable income limit. Buyer’s retirement accounts and gifts do not count as assets.
3. 2021 Reserved Housing Income Limits¹

HOUSEHOLD SIZE	MAXIMUM QUALIFYING INCOME
1 Person	\$103,900
2 Persons	\$118,700
3 Persons	\$133,550
4 Persons	\$148,400
5 Persons	\$160,250
6 Persons	\$172,150
7 Persons	\$184,000

¹Income limits are rounded to the nearest \$50.



What are the asset requirements?

For the assets eligibility, your total assets must not exceed 125% of the qualified income limits. For example, for a family of 4, the maximum qualified assets cannot exceed \$185,500 based on the 2021 AMI.

HOUSEHOLD SIZE	NET ASSETS LIMITS
1 Person	\$129,875
2 Persons	\$148,375
3 Persons	\$166,938
4 Persons	\$185,500
5 Persons	\$200,313
6 Persons	\$215,188
7 Persons	\$230,000

What is the determination of assets?

When it comes to the determination of assets, all liquid assets such as cash, securities, real and personal property and will count towards the maximum allowance.

The good news is that retirement accounts such as 401Ks and IRAs don't count. Also, gift funds used toward the down payment do not count.

What are the lender requirements?

Lenders will require documentation to verify the buyer's income. Examples are as follows:

1. 3 years tax returns
2. W-2
3. Pay stubs
4. Verification of assets
5. Gift letter with verification of funds (if receiving assistance with down payment)

How much is the down payment?

The developer can require up to a 10% down payment. The buyer can put in a larger down payment if recommended or required by the lender.

\$500 at contracting, 5% minus \$500 at 30 days and 5% at 120 days after contract signing.



Where can I learn more about Reserved Housing Mauka Area Rules (Chapter 22) June 2005?

The HCDA website has a copy of the Mauka Area Rules (Chapter 22) Kaka'ako Community Development District, June 2005 and can be found at:

<http://dbedt.hawaii.gov/hcda/files/2013/05/2005-Mauka-Area-Rules-6-13-05.pdf>

What is the regulated term for reserved housing homes (i.e.-how long am I required to occupy the home)?

The regulated term for reserved housing home is established based on home affordability and will range anywhere from 2-10 years. Reserved housing homes affordable to qualified persons with adjusted household incomes:

1. Less than one hundred percent of median income shall be regulated for ten (10) years;
2. One hundred to one hundred nineteen percent of median income shall be regulated for five (5) years;
3. One hundred twenty to one hundred forty percent of median income shall be regulated for two (2) years. HCDA may elect to extend the period on a case-by-case basis.

The HCDA website has a copy of the Mauka Area Rules (Chapter 22) Kaka'ako Community Development District, June 2005 and can be found at:

<http://dbedt.hawaii.gov/hcda/files/2013/05/2005-Mauka-Area-Rules-6-13-05.pdf>

What is the Buyback Provision?

1. Buyback is the first provision, which allows HCDA to purchase the home if you decide to sell within the regulated term. For Ulana Ward Village, that period will be either 2, 5, or 10 years. This provision is in place to prevent investors from purchasing and then flipping the home for a quick profit.
2. If you decide to sell during the regulated term, then HCDA has the first right to purchase your home at the original purchase price. If HCDA decides not to exercise this right, or you are selling the home beyond the regulated term, then you will be able to sell your home at market value.
3. The buyback term is determined when the developer sets the sales price, so you will know well in advance of selecting your home.



What is a shared equity?

1. Share Equity is the second provision. This is an amount equivalent to the difference between the original appraised value of the home and the reserved housing contract price.
2. After the end of the regulated term, the owner may sell the home or assign the property free from any transfer or price restrictions except for applicable equity sharing requirements set forth in 15-22-187 of the Mauka Rules, Chapter 22 document.
3. At the time the property is sold, the buyer will pay HCDA the shared equity.

What is an example of shared equity?

This is an example of what shared equity can potentially look like. You purchase a reserved home for \$400,000 (“four-hundred-thousand dollars:”). The appraised value at the time you purchase is \$500,000 (“five hundred thousand”). Then let’s say you sell the home at some time in the future for \$600,000. In this example, the shared equity is \$100,000 (“one hundred thousand dollars”).

	\$600,000 Sale Price
-	\$400,000 Original Purchase Price
-	\$100,000 shared equity that you MUST pay to HCDA
	<hr/>
	\$100,000 Profit

What if I just want to keep renting what should I consider?

For example, if you are renting a place right now.... let’s say for \$1,700 a month. Over 5 years that adds up to over \$102,000! That’s assuming your rent doesn’t increase.

Reasons to buy Reserved Housing

1. Eligible applicants are able to purchase a home under appraised value
2. Reserved housing provides an opportunity for local residents a homeownership opportunity that may not otherwise be able to afford.
3. Gifting and co-signing provide opportunities for homeownership for younger buyers who may not have saved for a down payment.
4. Great way for First Time Homebuyers to live in Ward Village, Kaka’ako’s vibrant new neighborhood

What are the steps?

If you haven’t already, go to www.ulanaawardvillage.com and register your interest and sign up for a Ulana Reserved Housing Presentation.