

CASTLE & COOKE HOMES HAWAII, INC.

PU'UWAI PLACE – PHASE II INSTRUCTIONS FOR SUBMITTING AN APPLICATION

Completed application packages must be turned in to the Pu'uwai Place Sales Office (located at 94-450 Mokuola Street, Suite 101, Waipahu, HI 96797) on or before **Wednesday, November 1, 2017 at 3:00 p.m.**

A Public Lottery shall be conducted **Friday, November 3, 2017 at 9:00 a.m.** at the office of Castle & Cooke located at 680 Iwilei Road, Suite 532. Only applicants who turn in their completed application package on or before **3:00 p.m., Wednesday, November 1, 2017** shall be eligible to participate in the Public Lottery. Each Applicant will be given a Lottery Log Number in the order determined by random drawing at the Public Lottery.

All Applicants will be given an opportunity to select a unit based upon the Lottery Log Number. Unit Selection shall be conducted **Saturday, November 4, 2017 beginning at 9:00 a.m.** at the Pu'uwai Place Sales Office.

<u>WHEN</u>	<u>WHAT</u>	<u>WHERE</u>
Sunday, October 15, 2017 and thereafter	Application Package Available	Pu'uwai Sales Info Center 94-450 Mokuola St., Suite 101 Waipahu, HI 96797
Wednesday, November 1, 2017 3:00 PM	Application Package Return -Deadline for Public Lottery	Pu'uwai Sales Info Center 94-450 Mokuola St., Suite 101 Waipahu, HI 96797
Friday, November 3, 2017 9:00 AM	Public Lottery	Office of Castle & Cooke 680 Iwilei Road, Suite 532 Honolulu, HI 96817
Saturday, November 4, 2017 9:00 AM	Unit Selection and Reservation Finalization	Pu'uwai Sales Info Center 94-450 Mokuola St., Suite 101 Waipahu, HI 96797

APPLICATION PACKAGE CONTENTS:

WHAT	USE
1. Home Lottery Application	For submission Must be signed by Applicant
2. Real Estate Commission Owner Occupant Affidavit	For submission Must be signed and notarized
3. Owner Occupant Presale Notice	For Applicants use only
4. Price List, Floor Plans, & Site Plans	For Applicants use only

ADDITIONAL ITEMS REQUIRED TO SUBMIT WITH THIS APPLICATION PACKAGE:

- Pre-Approval from Castle & Cooke Mortgage
- Co-operating Broker Referral form (if working with an Outside Broker)

MUST RECEIVE COMPLETED PACKAGE AND REQUIRED ITEMS

BY 3:00 P.M. WEDNESDAY, November 1, 2017

TO BE ELIGIBLE FOR THE PUBLIC LOTTERY.

APPLICATION # _____

LOTTERY # _____

CASTLE & COOKE HOMES HAWAII, INC.
PU'UWAI PLACE – PHASE II
HOME LOTTERY APPLICATION

DATE: _____

CASTLE & COOKE SALES REP: _____

SALES PRICE RANGE: _____

ESTIMATED DOWN PAYMENT: _____

APPLICANT(S): (Full Legal Names)

APPLICANT(S) ADDRESS: _____

APPLICANT PHONE: CELLULAR _____ WORK _____

EMAIL: _____

CO-APPLICANT PHONE: CELLULAR _____ WORK _____

EMAIL: _____

IF REPRESENTED BY AN OUTSIDE BROKER, A BROKER REFERRAL FORM MUST BE SUBMITTED WITH THIS APPLICATION. NO BROKER REFERRAL FORMS WILL BE ACCEPTED AFTER AN APPLICATION HAS BEEN SUBMITTED.

REFERRAL FORM ATTACHED? YES: _____ NO: _____

IN ORDER TO PARTICIPATE IN THE PUBLIC LOTTERY, TO BE HELD ON FRIDAY, NOVEMBER 3, 2017, APPLICANT MUST COMPLETE THE HOME LOTTERY APPLICATION, AND SUBMIT WITH THE APPLICATION AN ORIGINAL COMPLETED OWNER OCCUPANT AFFIDAVIT (MUST BE SIGNED BY ALL PROSPECTIVE BUYERS AND SIGNATURES MUST BE NOTARIZED - ATTORNEY'S IN FACT ARE NOT ACCEPTABLE), AND A PRE-APPROVAL LETTER FROM CASTLE & COOKE MORTGAGE.

THIS HOME LOTTERY APPLICATION IS NOT A SALES CONTRACT. IF SELECTED, CASTLE & COOKE HOMES HAWAII, INC. AGREES TO RESERVE A PROPERTY AT THE UNIT SELECTION FOR THE APPLICANT(S) SUBJECT TO THE FOLLOWING CONDITIONS:

1. Applicant acknowledges that Castle & Cooke Mortgage, LLC. is the designated lender. Applicant must be pre-approved by Castle & Cooke Mortgage. The pre-approval will include a verification of income, credit history, and monies needed to close. Applicant will be pre-approved at a rate of .25% higher than the prevailing rate at the time of pre-approval for a conventional loan. Applicant may choose any lender that Applicant desires, and Applicant has no obligation to obtain a loan from the designated lender provided however, if Applicant chooses to utilize the services of the lender other than the designated lender, Applicant will be charged an additional escrow fee of \$500 for a U.S. Mainland lender or \$200 for a State of Hawaii lender, and will be responsible for any additional charges by Applicant's lender.
2. No contingencies other than mortgage financing will be accepted. No Sale of Home contingency will be accepted.
3. **Applicant must execute a Sales Contract together with a \$5,000.00 deposit check made payable to Title Guaranty Escrow Services (TGES) within (7) seven days of the Unit Selection which will be held on: Saturday, November 4, 2017 or this application becomes null and void.**
4. Applicant may cancel this application at any time with written notice.
5. This application will not be binding upon Castle & Cooke Homes Hawaii, Inc. until acknowledged by a Castle & Cooke Homes Hawaii, Inc. representative.
6. The deadline to submit a completed application is 3:00 pm, Wednesday, November 17, 2017. **All applications must be hand delivered.** Applications delivered by fax, email, mail or courier will not be accepted.
7. Application packets must be returned to the Pu'uwai Sales Information Center, located at 94-450 Mokuola Street, Suite 101 Waipahu, HI 96797.

APPLICANT/DATE

APPLICANT/DATE

ACKNOWLEDGED BY: CASTLE & COOKE HOMES HAWAII, INC.

IT'S REPRESENTATIVE

DATE

FOR DEVELOPER'S USE (Lottery system):	
COMPLETED AFFIDAVIT SUBMITTED	DATE: _____
	TIME: _____
EARNEST MONEY DEPOSIT SUBMITTED	DATE: _____
(if required by developer)	TIME: _____

NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT: This Affidavit is being provided to you pursuant to Part V.B. of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). Part V.B. is referred to as the "Owner-Occupant Law" in this Affidavit, and various sections of Part V.B. 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 or other provisions of the Condominium Property Act which are contained in this Affidavit.

AFFIDAVIT

OF INTENT TO PURCHASE AND RESIDE IN AN

OWNER-OCCUPANT DESIGNATED CONDOMINIUM RESIDENTIAL UNIT

We, the undersigned "owner-occupants," on this ____ day of _____, 2017, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an "owner-occupant" in the PU'UWAI PLACE – PHASE II condominium project ("Project") proposed by Castle & Cooke Homes Hawaii, Inc. ("Developer").

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

1. It is 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 upon closing escrow, to reside in the designated unit as our principal residence for 365 consecutive days.
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 department of taxation, for a period of not less than three hundred and sixty-five consecutive days; provided that the individual shall retain 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.” 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 if the chronological system is used or entered into the lottery if the lottery system is used.
3. At any time after executing this Affidavit until the expiration of this Affidavit (365 days after recordation of the instrument conveying the designated unit to us), we shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated unit. In addition, if we decide that we will not be owner-occupants prior to the closing of escrow, we will notify the Developer immediately and acknowledge that the Developer, at its option, shall have the right to cancel the sales contract for the unit.

4. We have personally executed this Affidavit and we are all of the prospective owner-occupants for the designated unit. This Affidavit shall not be executed by an attorney-in-fact.
5. We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, or convey the unit until at least 365 consecutive days have elapsed since the recordation of the purchase; provided that a person who continues in the use of the premises as the individual's principal residence during this period may convey or transfer the unit into a trust for estate planning purposes. Furthermore, we understand that we have the burden of proving our compliance with the law.
6. We understand that no developer, employee or agent of a developer, or real estate licensee shall violate or aid any other person in violating the Owner-Occupant Law.
7. The Real Estate Commission may require verification of our owner-occupant status and if we fail to submit such verification, we may be subject to a fine in an amount equal to the profit made from the sale, lease, assignment or transfer of the unit.
8. Any false statement in this Affidavit or violation of the Owner-Occupant Law shall subject us to a misdemeanor charge with a fine not to exceed \$2,000, or by imprisonment of up to a year, or both. We further understand that if we violate or fail to comply with the Owner-Occupant Law, we shall be subject to a civil penalty of up to \$10,000, or fifty per cent of the net proceeds received or to be

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

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me duly sworn or affirmed, did say that such person(s) executed this 5-page Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Condominium Residential Unit dated _____, 20____, in the First Circuit of the State of Hawaii, as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Name:
Notary Public, State of Hawaii

My commission expires: _____

Pu'uwai Place Phase II

Pricing 10/9/2017

Unit No.	Unit Type	Bedroom/ Bath	Approx. Net Living Area (sq.ft)	Approx. Net Garage Area (sq.ft)	Approx. Net Cov. Entry Area (sq.ft)	Approx. Net Cov. Lanai Area (sq.ft)	Common Interest	Parking Stall No(s).	Yard Area No.	Driveway Area No.	Base Price	Estimated Monthly Maintenance Fee
1	C	4/3	2,021	407	24	192	6.66667%	- -	Y-1	DW-1	\$ 780,000	\$214.00
3	BR	4/2.5	1,597	225	31	-	6.66667%	53, 54	Y-3	DW-3	\$ 676,000	\$214.00
4	A	3/2.5	1,386	433	62	-	6.66666%	52	Y-4	DW-4	\$ 610,000	\$214.00
6	B	4/2.5	1,597	225	31	-	6.66667%	49, 50	Y-6	DW-6	\$ 676,000	\$214.00
9	AR	3/2.5	1,386	433	62	-	6.66666%	45	Y-9	DW-9	\$ 608,000	\$214.00
10	B	4/2.5	1,597	225	31	-	6.66667%	43, 44	Y-10	DW-10	\$ 674,000	\$214.00
12	A	3/2.5	1,386	433	62	-	6.66666%	40	Y-12	DW-12	\$ 606,000	\$214.00
15	BR	4/2.5	1,597	225	31	-	6.66667%	35, 36	Y-15	DW-15	\$ 663,000	\$214.00

Unit availability is subject to prior sale or reservation and any lot may be removed without prior notice.

Seller reserves the right to preselect any options prior to sale.

PU'UWAI PLACE – PHASE II OWNER-OCCUPANT PRESALE ANNOUNCEMENT

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to inform prospective owner-occupant purchasers that Castle & Cooke Homes Hawaii, Inc., a Hawaii corporation, is developing and intends to offer for sale a 15-unit fee simple, condominium project to be located at Paiwa Street, Waipahu, Hawaii (Tax Key No: (1) 9-4-096-149) and to be known as PU'UWAI PLACE – PHASE II.

In addition to PU'UWAI PLACE – PHASE II, the Developer is developing Pu'uwai Place – Phase I for a two-phase total of approximately 40 units. The Developer has plans to merge the phases of the Pu'uwai Place condominium project; however, each phase of the Pu'uwai Place condominium project is a separate project, and the Developer, although it has the right to do so, is not obligated to merge the various projects.

The following is the Developer's statement of the owner-occupant designated units and minimum prices of the units in the project:

Model Type	Bedroom/Bath	Owner-Occupant Designated Unit Numbers	Minimum Price
A	3/2.5	4, 12	\$606,000
AR	3/2.5	9	\$608,000
B	4/2.5	6, 10	\$674,000
BR	4/2.5	3, 15	\$663,000
CR	4/3	1	\$780,000

The minimum prices of the units in the project are as of the date of this publication and are subject to change by the Developer.

For a 30-day period following the initial date of sale of the project, the owner-occupant designated units listed hereinabove, constituting at least 50% of the residential units being marketed, shall be offered only to prospective owner-occupants through a public lottery.

The Developer has reserved the right to substitute a unit designated for owner-occupants with another unit within the project, subject to the requirements of Section 514B-96 of the Hawaii Revised Statutes.

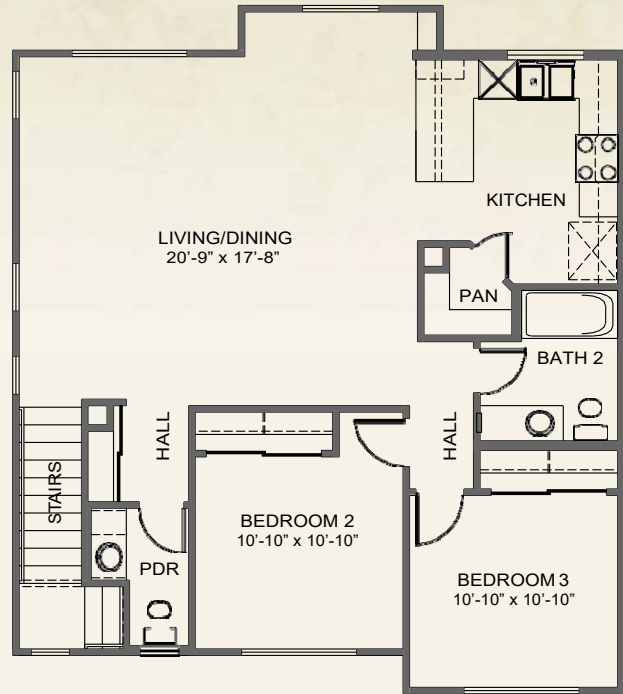
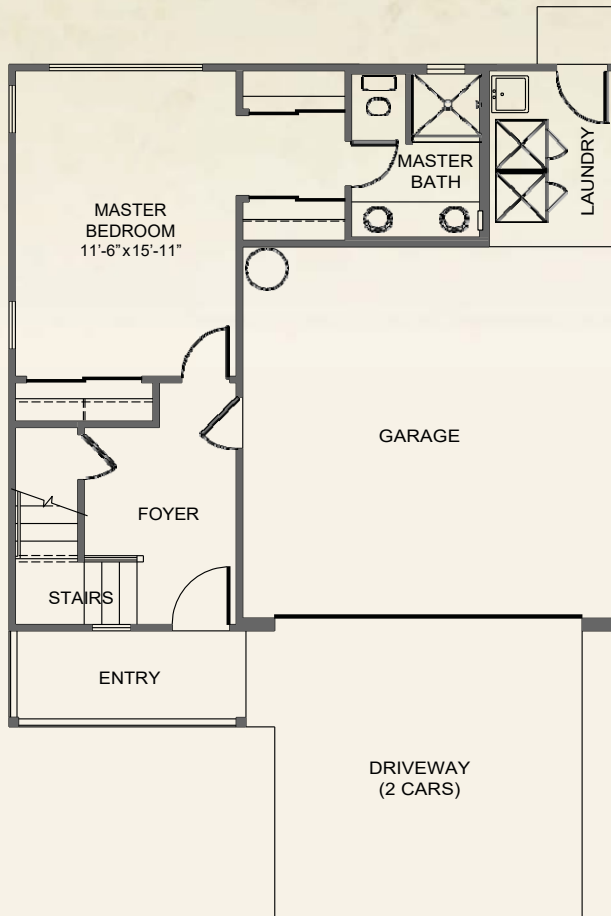
Owner-occupant affidavits will be available from October 15, 2017, and Developer's broker shall accept completed owner-occupant affidavits until November 1, 2017. Developer's broker shall compile and maintain a list of all prospective owner-occupants who have submitted owner-occupant affidavits and shall conduct a public lottery on November 3, 2017, at 9:00 a.m. at 680 Iwilei Road, Suite 532, Honolulu, HI 96817. Interested persons may contact the Developer's broker, Castle & Cooke Homes Hawaii, Inc. (R), 94-450 Mokuola Street, Suite 101, Waipahu, HI 96797, Telephone: (808) 347-0049, Open Daily: Tuesday – Sunday 10:00 a.m. to 5:00 p.m., and on Monday 1:00 p.m. to 5:00 p.m. to secure an owner occupant affidavit, public report and any other information concerning the project.

For Details Visit PuuwaiPlace.com

Plan A • 3 Bedroom / 2.5 Bath



Living Area:	1,386 s.f.
Garage:	433 s.f.
Covered Entry:	62 s.f.
Total:	1,881 s.f.



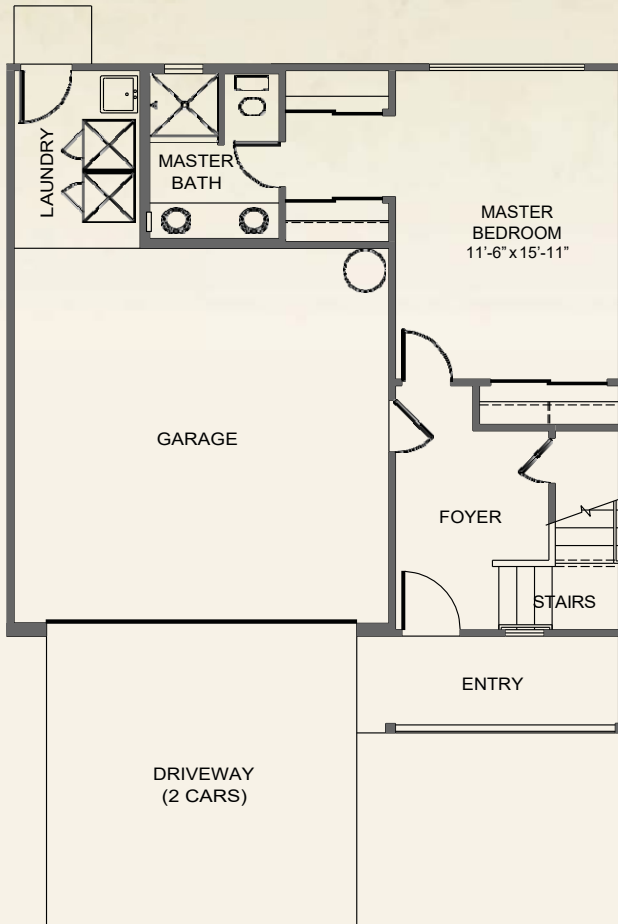
DRIVEWAY
(2 CARS)

Information and availability are subject to change without prior notice or obligation. The artistic renderings may not accurately depict the homes when built. Plans A, B and C are condominium homes. The developer, its agents, associate companies and suppliers reserve the right to modify plans, specifications and features without prior notice. Sales subject to owner-occupant restrictions as required by law and the developer.

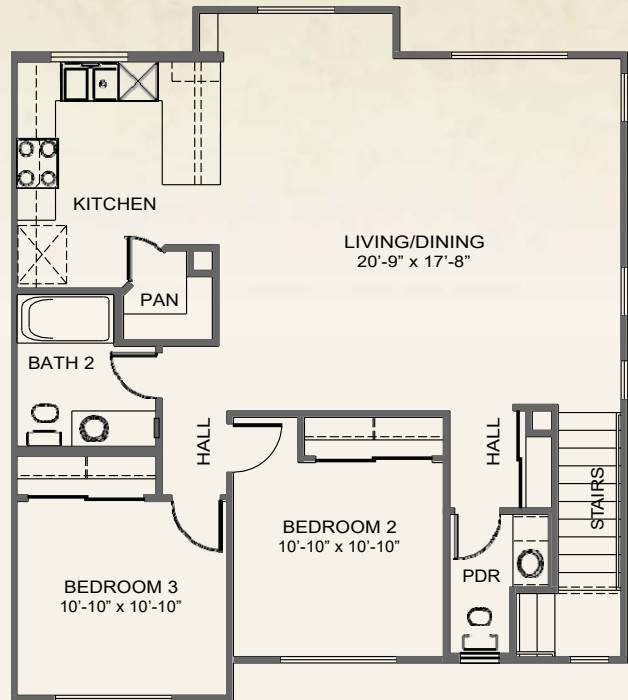
Plan AR • 3 Bedroom / 2.5Bath



Living Area:	1,386 s.f.
Garage:	433 s.f.
Covered Entry:	62 s.f.
Total:	1,881 s.f.



LOWER FLOOR



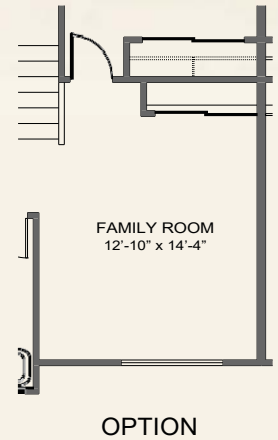
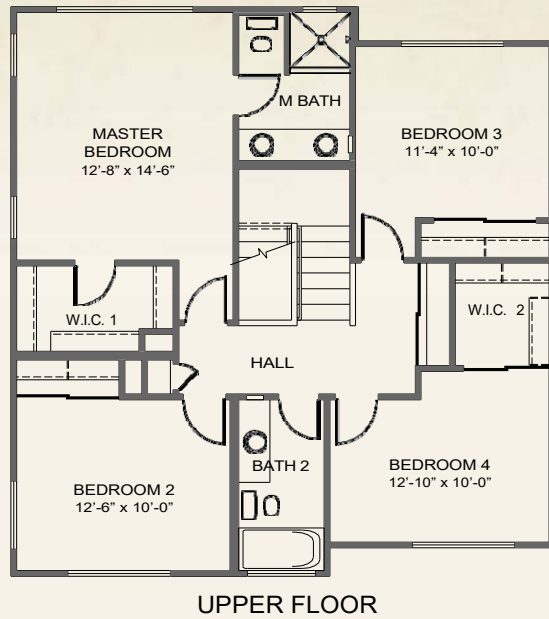
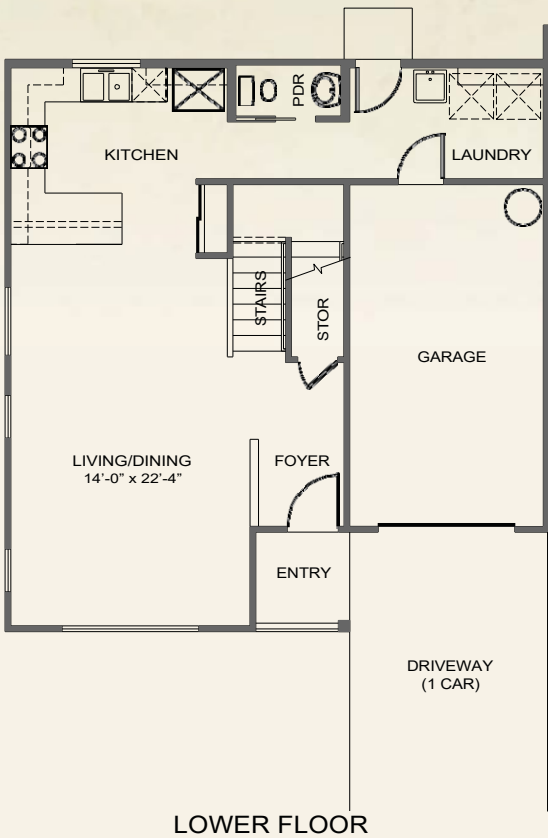
UPPER FLOOR

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Plan B • 3 or 4 Bedroom / 2.5 Bath



Living Area:	1,597 s.f.
Garage:	225 s.f.
Covered Entry:	31 s.f.
Total:	1,853 s.f.

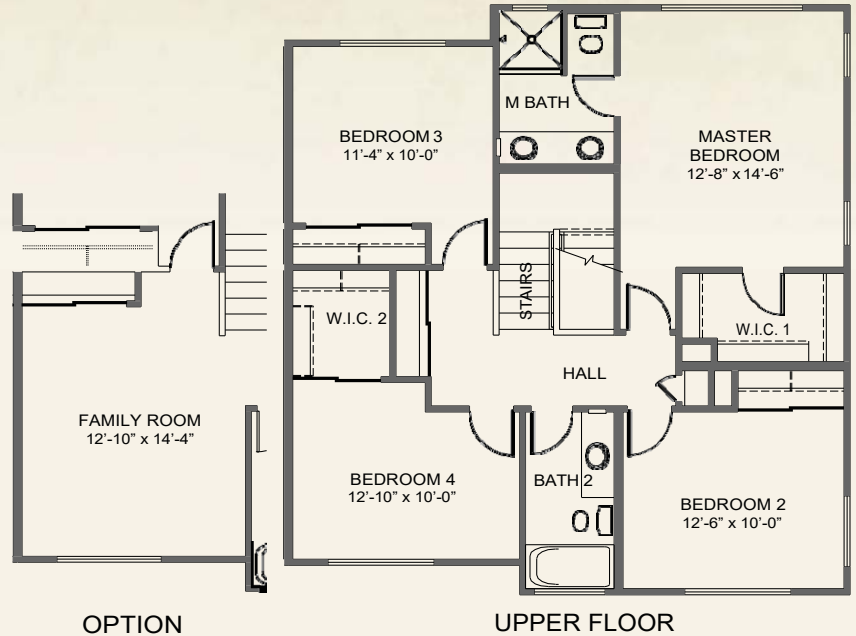
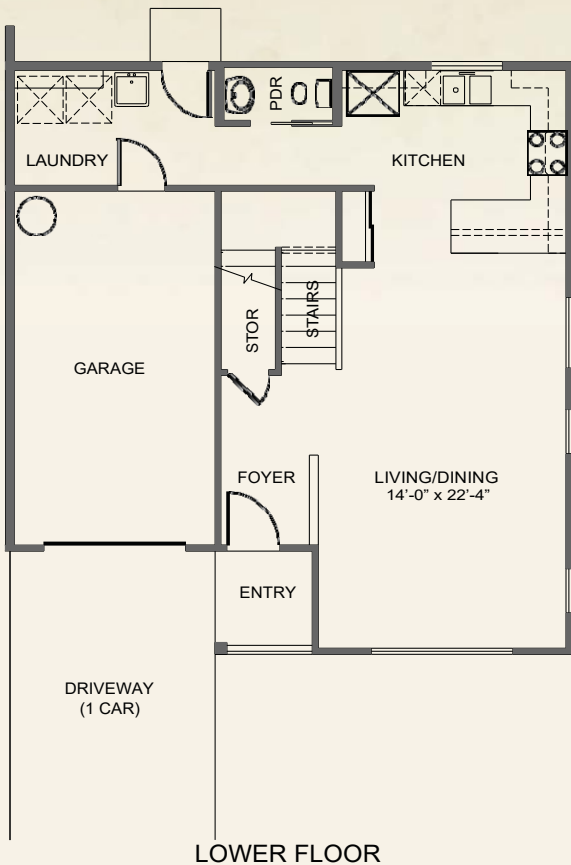


Information and availability are subject to change without prior notice or obligation. The artistic renderings may not accurately depict the homes when built. Plans A, B and C are condominium homes. The developer, its agents, associate companies and suppliers reserve the right to modify plans, specifications and features without prior notice. Sales subject to owner-occupant restrictions as required by law and the developer.

Plan BR • 3 or 4 Bedroom / 2.5 Bath



Living Area:	1,597 s.f.
Garage:	225 s.f.
Covered Entry:	31 s.f.
Total:	1,853 s.f.

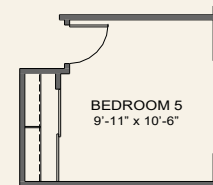
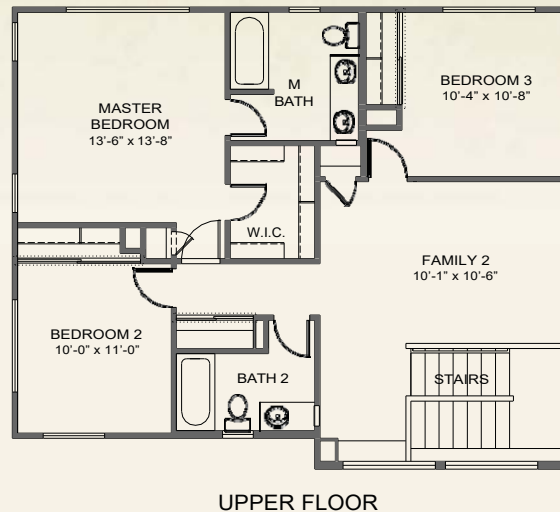
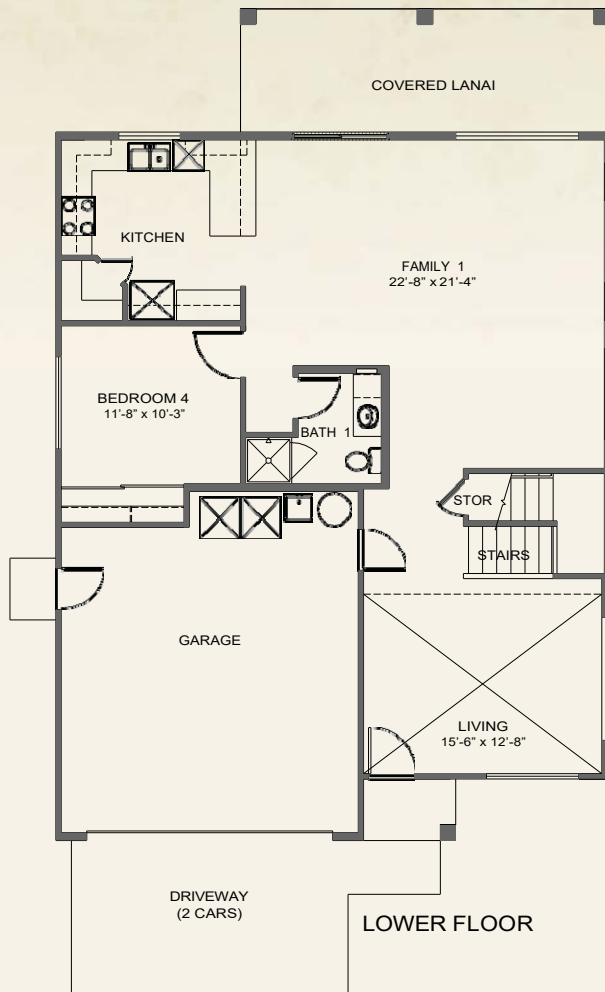


Information and availability are subject to change without prior notice or obligation. The artistic renderings may not accurately depict the homes when built. Plans A, B and C are condominium homes. The developer, its agents, associate companies and suppliers reserve the right to modify plans, specifications and features without prior notice. Sales subject to owner-occupant restrictions as required by law and the developer.

Plan C • 4 or 5 Bedroom / 3 Bath



Living Area:	2,021 s.f.
Garage:	407 s.f.
Covered Lanai:	192 s.f.
Covered Entry:	24 s.f.
Total:	2,644 s.f.



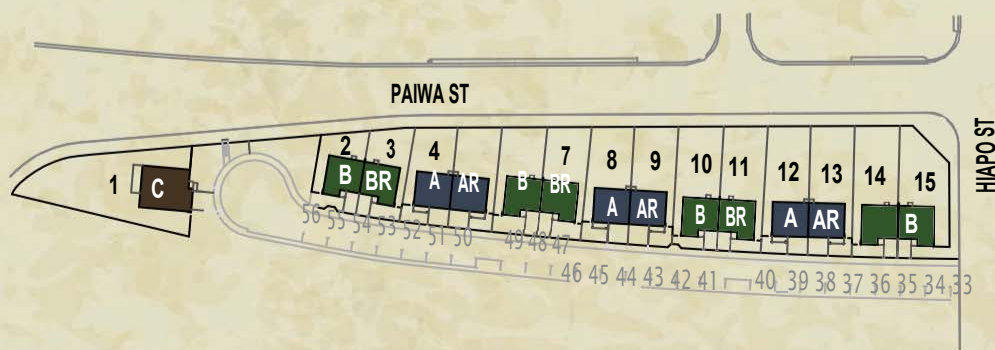
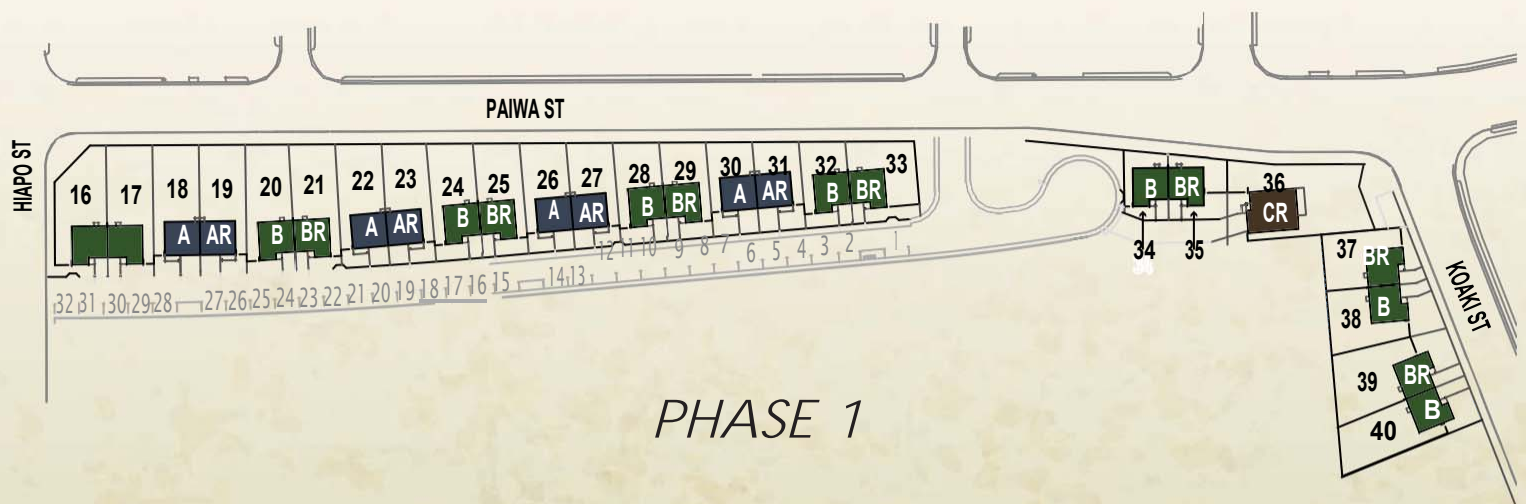
OPTION

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Pu'uwai Place

Located just minutes away from Waikēle Center, Pu'uwai Place offers convenient access to some of West Oahu's best shopping, dining and recreational activities. Castle & Cooke's newest residential neighborhood offers spacious, 3 to 5 bedroom, attached and detached single-family condominium home designs.

Site Plan



RB-16790

Castle & Cooke Homes Hawaii, Inc.
680 Iwilei Road, 5th Floor
Honolulu, HI 96817
p.(808) 347-0049

 CastleCookeHawaii
 @CastleCookeHI
 CastleCookeHI