



**Property Management Contract**  
**Hawaii Association of REALTORS® Standard Form**  
**Revised 4/23 For Release 11/23**



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Licensee in Brokerage Firm is [ ] is not [ ] a REALTOR® and member of the National Association of REALTORS®. Owner is aware that the National Association of REALTORS® holds its members accountable for their actions through a strict Professional Code of Ethics, which includes a grievance system to address complaints. Non-members are not required to participate in the grievance system.

Property Reference or Address: \_\_\_\_\_

Tax Map Key: Div. \_\_\_\_\_ /Zone \_\_\_\_\_ /Sec. \_\_\_\_\_ /Plat \_\_\_\_\_ /Parcel \_\_\_\_\_ /CPR \_\_\_\_\_ (if applicable).

\_\_\_\_\_  
 Brokerage Firm

\_\_\_\_\_  
 State License No. Phone

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Real Estate Licensee Phone

\_\_\_\_\_  
 Licensee State License No. Phone

\_\_\_\_\_  
 Owner's Name

Percentage of Income Distribution \_\_\_\_\_ %

\_\_\_\_\_  
 Owner SSN or FEIN  
 Owner is [ ] is not [ ] a non-resident alien individual, fiduciary, foreign partnership, or foreign corporation

\_\_\_\_\_  
 Owner's Name

Percentage of Income Distribution \_\_\_\_\_ %

\_\_\_\_\_  
 Owner SSN or FEIN  
 Owner is [ ] is not [ ] a non-resident alien individual, fiduciary, foreign partnership, or foreign corporation

\_\_\_\_\_  
 Owner's Name

Percentage of Income Distribution \_\_\_\_\_ %

\_\_\_\_\_  
 Owner SSN or FEIN  
 Owner is [ ] is not [ ] a non-resident alien individual, fiduciary, foreign partnership, or foreign corporation

GE Tax ID Number(s): \_\_\_\_\_

Form 1099 to be issued to \_\_\_\_\_

Authorized Representative \_\_\_\_\_

Title \_\_\_\_\_

Authorized Representative hereby represents and warrants that he/she is fully authorized (1) to execute this Property Management Contract on behalf of Owner(s) and (2) to bind Owner(s) on all actions of Brokerage Firm hereinafter referred to as "Agent" as approved, in writing or verbally, by Authorized Representative. Authorized Representative shall provide Agent satisfactory written evidence of such authorization.

*"Hawaii General Excise Tax must be paid on the gross rents collected by any person renting real property in the State of Hawaii. A copy of the first page of this Contract or of the Federal Internal Revenue Service Form 1099 stating the amount of the rents collected shall be filed with the Hawaii Department of Taxation."  
 Hawaii Revised Statutes Section 237*

\_\_\_\_\_  
 BROKER'S INITIALS & DATE

\_\_\_\_\_  
 OWNER'S INITIALS & DATE



The Owner and Agent named above mutually agree as follows:

**SECTION A: AUTHORITY AND APPOINTMENT**

A-1 **Authority.** Owners listed above hereinafter referred to as "Owner" warrant and certify that (i) Owner is the owner of the Property, (ii) only those named above have title to the Property, (iii) Owner has the authority to execute this Property Management Contract hereinafter referred to as "Contract". Property is not subject to current legal action or foreclosure.

A-2 **Appointment.** Owner listed above exclusively appoints Agent to manage the Property referenced above on the Owner's behalf. Agent accepts this exclusive agency appointment subject to the terms and conditions set forth in this Property Management Contract. Owner hereby appoints and authorizes Agent, with full power of substitution, to sign and acknowledge on Owner's behalf any lease of the premises and to take any action necessary to enforce compliance with such lease, including eviction of any tenant.

**SECTION B: RENTAL CONSIDERATION**

Owner authorizes Agent to determine the lease terms and rent schedule and will attempt to obtain the maximum rent available in the current rental market. The Owner acknowledges that actual rents and lease periods will vary depending on the current rental market. Agent will notify the Owner if desired rents or lease periods do not reflect current rental market conditions.

Desired Monthly Rental Range: \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Minimum Desired Lease Term: \_\_\_\_\_

Maximum Desired Lease Term: \_\_\_\_\_

Are you willing to allow smoking in/on the Property: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Negotiable

Are you willing to allow pets: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Negotiable

If yes, specify type allowed, indoor/outdoor, association weight limit, etc. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Note: Leases are subject to the provisions of Owner Association By-Laws and House Rules, City Ordinances, and State and Federal Laws.*

**SECTION C: TERM**

The term of this Contract is for a period of \_\_\_\_\_ months/year [one (1) year if left blank] commencing on \_\_\_\_\_ and thereafter shall automatically continue unless terminated by Owner or by Agent with \_\_\_\_\_ days [sixty (60) days if left blank] prior written notice. Termination of this Contract does NOT invalidate any existing rental agreements made by Agent on the Owner's behalf. All legal provisions of the Landlord Tenant Code must be met if the Owner decides to sell, exchange, or occupy the property. If either party to this Contract takes actions or fails to take action resulting in a violation of any State or Federal Law, then the other party may immediately terminate this contract by providing written notice. In the event this Contract is terminated by Owner prior to the expiration of the initial term, Owner agrees to pay Agent a termination fee of \_\_\_\_\_. After the expiration of the initial term, should Owner terminate this Contract for any reason other than to sell, trade, or to occupy the property on a permanent basis, it is mutually agreed that the Owner shall pay the agent \_\_\_\_\_.

Examples: Balance of commissions due for remaining lease term or flat fee.

**SECTION D: AGENT DUTIES**

D-1 **Rentals and Collections.** Agent shall use its best efforts to obtain renters for the property and to collect all rents and deposits as documented in the Lease. Agent is authorized to advertise the Unit for rent by any means it deems proper and advisable. Agent shall investigate each prospective tenant carefully. Agent may accept payment by money order, personal checks, or electronic fund transfer, but shall not be held liable to the Owner for any payment returned for insufficient funds, or other reasons. Agent shall not be held responsible for any loss sustained by the Owner due to unpaid rent, repairs, and utilities if the tenant is evicted, abandons the property, breaks the lease, or moves from the property and fails to pay the remaining balance due.

D-2 **Deposit of Funds.** Agent shall deposit all funds collected for the Owner into Agent's client trust account in a federally insured financial institution in Hawai'i; Agent shall not be responsible for any loss resulting from the insolvency of such depository. The client trust account funds will not be comingled with any funds associated with Agent's business operations.

D-3 **Distribution of Income to Owner.** On a \_\_\_\_\_ (monthly if left blank) basis, net proceeds of rent collected will be transmitted to Owner via \_\_\_\_\_. Agent shall deduct from gross rental income, Agent's fees and reimbursements for authorized expenditures.

<input type="checkbox"/> Interim Utility Payments	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Pool Service	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Yard Service	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

D-4 **Financial Reporting to Owner.** On a \_\_\_\_\_ (monthly if left blank) basis Agent will make available to Owner an itemized statement of income and expenses. An annual (calendar or fiscal) statement and Form 1099 shall be issued.

D-5 **Maintenance and Repairs.**

(a) Agent is authorized to make all ordinary repairs and replacements reasonably necessary to preserve and maintain the Property, through contracted services or otherwise. Such maintenance and repairs are the financial responsibility of the Owner.

(b) Should Agent have reasonable expectation that any single expenditure for replacement and/or repair shall exceed \$ \_\_\_\_\_, Agent shall contact Owner for Owner's authorization. Owner agrees that an exception to the above would be in the case of an emergency or repair/replacement considered a matter of habitability and/or pertaining to law.

(c) Owner agrees that the following list of improvements are to be cleaned or maintained professionally at a time which is designated by Agent and charged to Owner. Examples: Garage door rails, gutters, air conditioner systems \_\_\_\_\_

(d) Agent shall not be required to perform any act or duty involving the expenditure of money unless the Owner has sufficient funds available to cover costs. Agent shall not be responsible for loss sustained by the Owner for non-payment or late payment of any expenses when sufficient funds are not available. Agent shall hold/maintain a reserve of \$ \_\_\_\_\_.

(e) Additional Services: Any additional services not listed herein, which Owner may request Agent to perform shall be by mutual agreement pursuant to Section E-1 (d).

(f) Other Services: \_\_\_\_\_

D-6 **Security Deposits.** Agent shall collect and hold security deposits on the tenant's behalf. The Security Deposit will be applied towards any balance due from the tenants as allowed in the Landlord Tenant Code. Agent will retain interest, if any, generated by the Security Deposit Account.

D-7 **Residential Landlord Tenant Code.** Agent shall comply with the provisions of Hawaii's Residential Landlord Tenant Code concerning the rights, obligations, and remedies of landlords and tenants.

D-8 **Fair Housing Laws.** Agent agrees to comply with all Federal and State fair housing and anti-discrimination law that prohibits discrimination based upon race; color; national origin; ancestry; religion; sex, including gender identity or expression; sexual orientation; handicap; disability; familial status; marital status; age; or human immunodeficiency virus infection. Agent could become aware of Tenant's or Owner's inclusion in any of the above classes through various methods, including, but not limited to, personal matters, open houses and showings, social media posts, cover letters, photographs, or other documentation.

D-9 **Fees.** Agent agrees not to collect or charge any undisclosed fees, rebates, or discounts. All fees charged to the Owner must be specified in this Contract. Late fees shall be retained by Agent or \_\_\_\_\_

D-10 **Mail.** Agent may open and accept mail which is addressed to Owner in Agent care or at the Property address.

#### SECTION E: AGENT FEES AND EXPENSES

E-1 **Agent Fees.** The Owner shall Pay Agent as compensation:

(a) \_\_\_\_\_% of the monthly gross income collected or \$ \_\_\_\_\_ per month.

(b) \_\_\_\_\_% of the monthly gross income for finding a new tenant (leasing fee/re-renting fee) or \$ \_\_\_\_\_ per new lease.

(c) \_\_\_\_\_% of the monthly gross income for Lease Renewal or \$ \_\_\_\_\_ each renewal.

(d) \_\_\_\_\_% of total job cost or minimum of \_\_\_\_\_ per hour for additional services as agreed.

(e) \_\_\_\_\_.

(f) \_\_\_\_\_.

E-2 **Insufficient Funds.** Agent may bill the Owner directly or collect money from future rental proceeds if the funds in the account are insufficient to pay all fees and expenses for any given month. Agent shall not be obligated to make any advance payments or incur any liability for Owner's account. Agent shall not be liable for loss sustained by Owner by reason of insufficient funds in Owner's account. In the event Agent shall advance its own funds for Owner's obligations, Owner shall promptly reimburse Agent such advances within \_\_\_\_\_ ( ) calendar days of receipt of billing for such advances by Agent. Additionally, Owner shall pay interest at the rate of \_\_\_\_\_% per month for such funds advanced by Agent from the \_\_\_\_\_ day advances remain unpaid.

#### SECTION F: OWNER DUTIES

F-1 **Current Information.** Owner shall at all times update Agent, with any and all contact information including emails, phone numbers, physical addresses and any emergency information.

F-2 **Minimum Balance in Owner Account.** Owner shall maintain on deposit with Agent the sum of \_\_\_\_\_ dollars (\$ \_\_\_\_\_), which Agent may apply against authorized expenditures. If the balance in the Owner's Account is less than the Minimum Balance, the Owner shall replace the funds or restore the deposit from future rental proceeds.

F-3 **Change of Status.** Owner is informed that once the Property is rented, Owner must file the change form with their county to remove the real property exemption.

F-4 **Inventory List.** The Owner shall provide to Agent a complete inventory of furnishings and fixtures in the Property.

F-5 **House Rules/Manuals.** The Owner shall provide one current copy of all Association Rules/House Rules and service contracts. Owner agrees to forward any future changes or updates to Agent. Owner shall also provide any manuals, if available.

F-6 **Keys.** The Owner shall furnish \_\_\_\_\_ [three (3) if left blank] complete sets of keys to the Property. If the Property has additional security measures (i.e. key fobs, remote controls, etc.), then the Owner shall furnish \_\_\_\_\_ complete sets.

F-7 **Insurance.** Nothing in this Contract shall be construed as rendering Agent liable for any act, omission, or occurrence resulting from or in any manner arising out of the performance of Agent's duties and obligations hereunder, or the exercise by Agent of any of the powers or authority herein or hereafter granted to Agent by Owner, or the use of any lease or rental agreement. Owner, at Owner's expense, shall maintain, in full force and effect:

\_\_\_\_\_  
BROKER'S INITIALS & DATE

\_\_\_\_\_  
OWNER'S INITIALS & DATE

- (a) Fire and extended coverage for all casualties and hazards customarily covered by casualty insurance in the State of Hawai'i for the full insurable value of the Property, containing endorsements that contemplate the leasing of the Property by Owner and vacancies between lease terms.
- (b) Liability insurance with a minimum coverage of \$ \_\_\_\_\_ naming Agent, as additional insured/additional interest. Note: Owner's Insurance agent should be consulted to determine this coverage.
- (c) If the Property is in a condominium association, it is the Owner's responsibility to confirm minimum insurance requirements. Example: loss assessment, condominium insurance deductible, etc.
- (d) Within \_\_\_\_\_ ( ) days from the effective date, Owner must provide Agent a copy of a certificate of insurance evidencing the required coverage. If the insurance coverage changes at any time this Contract is in effect, Owner must provide Agent a copy of the insurance certificate evidencing any changes within \_\_\_\_\_ ( ) days. Agent will not be held liable should Owner fail to secure insurance or have an inadequate amount of coverage.

**F-8 Indemnification.** Owner agrees to indemnify, defend and hold Agent harmless from all claims, investigation, and lawsuits by third parties related to Unit, and the management and leasing, whether occurring during the term of this Contract or after its termination, and from any claim or liability for damage to Property, or injuries or death of any person.

- (a) Agent shall not be liable for any willful neglect, abuse or damage to Unit by tenants, vandals, or others nor loss or damage to any personal property of Owner.
- (b) If at any time during or after the term of this Contract, Unit is found to be contaminated with hazardous waste, Owner agrees to indemnify and hold Agent harmless from all claims, demands, actions, liabilities, costs, expenses, damages and obligation of any nature arising from or as a result of said hazardous waste. The foregoing indemnification shall survive the termination or expiration of this Contract.
- (c) Owner shall save and hold Agent harmless on account of any damage to the Property or from loss of or damage to any furniture, fixtures and other articles therein and from any and all injury to any person or persons whomsoever, from any cause whatsoever, in or about said Property.

**F-9 Enforcement of Lease.** Agent is authorized to enforce the terms and conditions of the Rental Agreement. The fees and costs incurred in the enforcement of the Rental Agreement shall be paid by the Owner.

**F-10 Sex Offender.** Hawai'i has enacted a law (Megan's Law) requiring sex offenders to register with the State Attorney General's office. If Owner has knowledge that a sex offender resides in the immediate area of the Property, Owner is required to disclose such information to Agent and authorizes Agent to disclose to potential tenant.

**F-11 Fair Housing.** Owner agrees to comply with all Federal and State fair housing and anti-discrimination law that prohibits discrimination based upon Tenant's race; color; national origin; ancestry; religion; sex, including gender identity or expression; sexual orientation; handicap; disability; familial status; marital status; age; or human immunodeficiency virus infection. Owner could become aware of Tenant's inclusion in any of the above classes through various methods, including, but not limited to, personal meetings, open houses and showings, social media posts, cover letters, photographs, or other documentation.

**SECTION G: PROPERTY INFORMATION**

**G-1 Property Description.**

- (a) Type of Dwelling: \_\_\_ Condominium \_\_\_ Townhouse \_\_\_ House \_\_\_ Apartment Building \_\_\_ Cooperative
- (b) Number of Rooms/units:  
 \_\_\_ Bedrooms      \_\_\_ Carport      \_\_\_ Garage  
 \_\_\_ Baths      \_\_\_ Open parking      \_\_\_ Covered Parking      Stall Number(s) \_\_\_\_\_
- If apartment building:  
 \_\_\_ Number of studios      \_\_\_ Number of one bedrooms  
 \_\_\_ Number of two bedrooms      \_\_\_ Number of three bedrooms  
 Other: \_\_\_\_\_  
 \_\_\_ Number of parking stalls for tenants  
 \_\_\_ Guest parking
- (c) Location of:  
 Water Heater \_\_\_\_\_      Circuit Breaker \_\_\_\_\_  
 Main Water Turnoff \_\_\_\_\_      Parking Stall(s) \_\_\_\_\_  
 Storage \_\_\_\_\_      Other \_\_\_\_\_

**G-2 Security Items.** Keys - List Number and Description:

- \_\_\_ Door \_\_\_\_\_ Example: Front, Security Screen, Storage, etc.
- \_\_\_ Mail \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_ Security \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_ Garage Door Openers \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_ Key Pad Code \_\_\_\_\_ Other \_\_\_\_\_

**G-3 Appliance and Warranties.** (Supply all manuals and warranties)

- 1. \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_
- 2. \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_
- 3. \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_
- 4. \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_
- 5. \_\_\_\_\_ Model # \_\_\_\_\_ Serial # \_\_\_\_\_

\_\_\_\_\_  
BROKER'S INITIALS & DATE

\_\_\_\_\_  
OWNER'S INITIALS & DATE

G-4 **Tenant or Owner to pay for the following services.** Mark "T" for tenant & "O" for owner  
 A/C \_\_\_\_\_ Gas \_\_\_\_\_ Refuse \_\_\_\_\_ Water \_\_\_\_\_  
 Cable \_\_\_\_\_ Internet \_\_\_\_\_ Sewer \_\_\_\_\_ Yard Service \_\_\_\_\_  
 Electricity \_\_\_\_\_ Pool Service \_\_\_\_\_ Solar/PV \_\_\_\_\_ Other: \_\_\_\_\_

Note: If Owner receives statement of charges, Owner must submit to Agent within \_\_\_\_\_ days of receipt.

G-5 **Insurance.**  
 Fire Insurance Company \_\_\_\_\_ Agent \_\_\_\_\_  
 Phone # \_\_\_\_\_ Policy # \_\_\_\_\_ Exp. Date \_\_\_\_\_  
 Liability Insurance Company \_\_\_\_\_ Agent \_\_\_\_\_  
 Phone # \_\_\_\_\_ Policy # \_\_\_\_\_ Exp. Date \_\_\_\_\_

G-6 **Alternate contact in case of emergency.**  
 Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_ Relationship: \_\_\_\_\_

G-7 **Estimated date of re-occupancy or intent of Owner to sell.** \_\_\_\_\_

G-8 **Property Contacts.**  
 Association Manager: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Resident Manager: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Security: \_\_\_\_\_ Telephone: \_\_\_\_\_

G-9 **Other Services.**  
 Termite/pest control service: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Pool service: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Yard Service: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Other: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Other: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

G-10 **Miscellaneous.** Existing issues or comments  
 \_\_\_\_\_  
 \_\_\_\_\_

**SECTION H: ADDENDA**

H-1 **Addenda.** The following addenda (forms), if checked, are attached to and made a part of this Property Management Contract. Fill in all blanks. Write "NA" if not applicable. Each attached addendum must be properly signed and initialed (as applicable).  
 W-9 Federal Form  Other \_\_\_\_\_  
 Lead Based Paint – required by law for pre 1978 housing  Other \_\_\_\_\_  
 Association Transfer of Privileges Authorization  Other \_\_\_\_\_  
 ACH Bank Authorization  Other \_\_\_\_\_  
 Association Authorization to receive notices/fines  Other \_\_\_\_\_

**SECTION I: OTHER TERMS**

I-1 **Special Terms.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I-2 **Notices.** Any notice, demands, consents, and reports necessary or provided for under this Contract shall be in writing and addressed as provided below. Such notices shall be mailed, emailed or delivered in person. Notices shall be effective as of the date the notice is emailed, mailed or delivered in person.

I-3 **Binding Effect.** This Contract shall be binding upon the parties hereto and their respective personal representatives, heirs, trustees, administrators, executors, successors and assigns. Should any Section of any part of this Contract be rendered void, invalid, or unenforceable by any reason by any court of law, such a determination shall not render void, invalid, or unenforceable any other Section or any part of this Contract. This Contract embodies the entire understanding of the parties, and there are no further or other agreements or understanding, written or oral, in effect.

I-4 **Entire Contract.** This Contract contains the entire agreement between the Agent and the Owner and may be modified only in writing and signed by the parties. This Contract shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, trustees, administrators, executors, successors and assigns of the Owner.

I-5 **Applicable Law and Venue.** The interpretation and enforcement of this Contract shall be governed by the laws of the State of Hawai'i. Any action brought under this Contract shall be brought within the State of Hawai'i.

\_\_\_\_\_  
 BROKER'S INITIALS & DATE

\_\_\_\_\_  
 OWNER'S INITIALS & DATE



# MAUI PROPERTY MANAGERS

## MAUI PROPERTY MANAGERS ADDENDUM

1. **Emergency Repairs Authorization**: In emergencies like major pipe breaks or fires, where immediate action is required and contacting the Owner is not feasible, the Agent is authorized to proceed with necessary repairs exceeding the reserve amount. Any extra costs incurred will be reimbursed by the Owner, either through future rental income or direct payment.
2. **Assignment Restrictions**: The Owner is not permitted to transfer any rights under this agreement without the Manager's prior approval. The Manager or its affiliates, however, retain the right to freely assign their rights under this management agreement.
3. **Owner's Financial Obligations**: The Owner must keep up with all financial responsibilities, including mortgages, fees, taxes, and insurance. If the Agent is alerted to any default by the Owner, they can freeze the Owner's funds, stopping any further payments to the Owner. The Owner has 30 days to resolve these issues. Failure to do so allows the Agent to terminate the agreement, release tenants, collect rents, and return security deposits, while also deducting any owed fees from the Owner's account.
4. **Utility Payment Responsibility**: The Owner is responsible for all utility payments, except those under a tenant's name. If the Agent pays utilities on behalf of the Owner, the accounts will be set up to ensure the Owner's ultimate responsibility.
5. **GET Payment and Fees**: Owner can opt for Agent to pay monthly and annual General Excise Tax (GET) on behalf of owner for an annual fee of \$250.
6. **Exclusions from Normal Property Management**: Normal property management does not include activities like monthly inspections, legal representation, attending homeowners meetings, on-site management, property showings for sales, refinancing, sale preparations, overseeing construction or repairs, accounting, tax preparation, legal advice, debt collection, or counseling. These are considered special services.
7. **Periodic Inspections**: The Agent will conduct periodic inspections at move-in, move-out, and once every six months (January & July).
8. **Buildium Portal Access**: Both Landlord and Tenant will have access to the Agent's Property Management portal, Buildium. All contract-related activities, including maintenance requests, document storage, payment processing, and financial reporting, will be exclusively managed through this portal.

OWNER hereby acknowledges that he/she/they/it has/have read and approve(s) this ADDENDUM

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OWNER Signature & Date

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Co\_OWNER Signature & Date (if applicable)

# MAUI PROPERTY MANAGERS

## ACH BANK AUTHORIZATION ADDENDUM

**Company Name:** Maui Property Mangers LLC

**Phone Number:** 808-900-7406

**Address:** 1325 S. Kihei Rd., STE 220, Kihei, HI 96753

### **ATHORIZATION AGREEMEEMENT FOR AUTOMATIC DEPOSITS (ACH CREDITS)**

I (we) hereby authorize Maui Property Managers LLC hereinafter called COMPANY, to initiate credit entries and to initiate, if necessary, debit entries and adjustments for any credit entries in error to my (our) account indicated below and the depository financial institution name below, hereinafter called DEPOSITORY, to credit and/or debit the same to such account.

Depository Financial Institution: \_\_\_\_\_

Transit Routing Number: \_\_\_\_\_

Bank Account Number: \_\_\_\_\_

Checking or Savings: \_\_\_\_\_

This Authority is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afforded COMPANY and DEPOSITORY a reasonable opportunity to act on it. **Please attach a voided check for account validation.**

### **RENTAL OWNER PAYMENT TIMELINES**

**Day 1** - rent is due on the 1<sup>st</sup> of the month.

**Day 1-5** - we allow a 5 day grace period and begin contacting tenants after day 3 if rent has not been paid. After day 5 we process all received payments.

**Day 5-7** - It can take up to 48 hours for rent to clear our payment processor.

**Day 7-9** - in a seven day period there will be a weekend (2 days added) as bank processing closes on weekends.

**Day 9-11**- we charge our fee once funds have been cleared to our account and remit payment to owners same day, it can take up to 48 hours for rent to clear our payment processor to your bank account.

**Day 11-13** - depending on what day the 1<sup>st</sup> of the month falls on, there may be a weekend (2 days added) as bank processing closes on weekends.

**Day 13** – the latest day which you will receive payment.

\_\_\_\_\_  
OWNER Signature & Date

\_\_\_\_\_  
Co\_OWNER Signature & Date (if applicable)



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent's Acknowledgment (initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

<b>Print or type.</b> See Specific Instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Maui Property Managers LLC</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p>	
	<p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC    <input type="checkbox"/> C Corporation    <input type="checkbox"/> S Corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>1325 S Kihei Rd. Suite 220</b></p> <p><b>6</b> City, state, and ZIP code <b>Kihei, HI 96753</b></p> <p><b>7</b> List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>										
<b>or</b>										
<b>Employer identification number</b>										
9	2		-	3	8	5	8	3	4	7

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**      Signature of U.S. person ▶

**Date ▶ 02 / 15 / 2024**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*