

“DRAFT”

Filled in by HIHLTD:

TIME: _____ DATE: _____
O/O: Yes No

NON-BINDING PRE-REGISTRATION AGREEMENT

THIS NON-BINDING PRE-REGISTRATION AGREEMENT:

- IS NOT A SALES CONTRACT FOR THE PURCHASE OF A UNIT;
- INDICATES YOUR INTEREST IN RESERVING A UNIT IN THE PROPOSED CONDOMINIUM PROJECT NAMED HEREIN BUT DOES NOT GUARANTEE YOU A UNIT;
- DOES NOT LEGALLY OBLIGATE YOU TO PURCHASE A UNIT IN THE PROPOSED CONDOMINIUM PROJECT;
- DOES NOT LEGALLY OBLIGATE DEVELOPER TO SELL YOU A UNIT IN THE PROPOSED CONDOMINIUM PROJECT;
- CAN BE CANCELLED AT ANY TIME BY EITHER YOU OR DEVELOPER;
- DOES NOT REQUIRE ANY MONEYS FROM YOU, AND DEVELOPER or REAL ESTATE AGENTS CANNOT ACCEPT ANY MONEYS FROM YOU.

Developer has not yet met the legal requirements to offer to sell any units in the proposed condominium project to you or any other prospective purchaser because Developer has not registered the proposed condominium project with the Real Estate Commission and the Real Estate Commission has not issued an effective date for a Developer's Public Report which would disclose to you information about the proposed condominium project as required by law. Developer is, however, allowed to enter into the Non-binding Pre-registration Agreement with you so that you can indicate your desire to reserve for purchase a unit in the proposed condominium project.

You have signed this Non-binding Pre-registration Agreement to indicate your desire to reserve for purchase a unit in the proposed condominium project and, if noted below, the unit specified below, at the estimated purchase price, if noted below.

Purchaser acknowledges and Developer confirms by signing below that:

- (1) **Developer has not collected any moneys from Purchaser or anyone on behalf of Purchaser in connection with this Non-binding Pre-registration Agreement; and**
- (2) **Developer has not required or requested that Purchaser sign any document other than this Non-binding Pre-registration Agreement.**

This Non-binding Pre-registration Agreement may be canceled at any time by either Developer or Purchaser by written notice by the party canceling to the other party at the other party's address or by facsimile transmission.

Purchaser understands that, if the unit noted below is or becomes a part of an owner-occupant offering, Developer is not allowed to give Purchaser special treatment under any owner-occupant offering.

PROJECT NAME:	ALA MOANA TOWER
Project Address:	1617 Kapiolani Boulevard Honolulu, HI 96814

NAME OF DEVELOPER:	
Address of Developer:	931 University Avenue, #105 Honolulu, Hawaii 96826
Telephone Number of Developer:	808-946-3222
Facsimile Number:	808-946-3224
E-Mail Address:	hawaiianislandhomes@hihltd.com
Units will be offered to owner-occupants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, by a chronological system <input checked="" type="checkbox"/> or lottery system <input type="checkbox"/>	

PURCHASER:	
Purchaser's Address:	
Residence Telephone:	
Office Telephone:	
Cellular Telephone:	
Facsimile Number:	
E-Mail Address:	
Owner-Occupants: <input type="checkbox"/> Yes <input type="checkbox"/> No	

ADVERTISING SURVEY	
How did you hear about us?	
<input type="checkbox"/> Honolulu Star-Bulletin	<input type="checkbox"/> Website
<input type="checkbox"/> The Honolulu Advertiser	<input type="checkbox"/> Postcard
<input type="checkbox"/> Homes & Land	<input type="checkbox"/> Signs
<input type="checkbox"/> Other:	
<input type="checkbox"/> Name of Hawaiian Island Homes' Agent: _____	<input type="checkbox"/> Name of Co-Operating Broker (if any): _____
(Please see the Commission Policy on Page 4.)	

How many bedrooms do you want and what type of home are you looking for?			
<input type="checkbox"/> Studio	<input type="checkbox"/> 1 Bedroom	<input type="checkbox"/> 2 Bedroom	
How soon do you plan to purchase?			
<input type="checkbox"/> Now	<input type="checkbox"/> 6 months	<input type="checkbox"/> 1 year	<input type="checkbox"/> More than 1 year
Do you presently:			
<input type="checkbox"/> Rent	<input type="checkbox"/> Own		
Are you looking for a vacation/2nd home?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Your annual income is:			
<input type="checkbox"/> Under \$45,000	<input type="checkbox"/> \$45,000 - \$75,000	<input type="checkbox"/> \$75,000 - \$105,000	<input type="checkbox"/> Over \$105,000
Your age is:			
<input type="checkbox"/> Under 25	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44	<input type="checkbox"/> 45-54
			<input type="checkbox"/> 55-59
			<input type="checkbox"/> 60+

PURCHASER AND DEVELOPER HEREBY ACKNOWLEDGE THAT EACH HAS RECEIVED A COPY OF THIS AGREEMENT, HAS READ IT IN FULL AND UNDERSTANDS AND ACCEPTS ALL OF ITS TERMS AND CONDITIONS.

Purchaser's Signature: _____

Date: _____

Date: _____

Developer's Signature: _____

Date: _____

CO-OPERATING BROKER COMMISSIONS

We are trying to work in harmony with Co-Operating Brokers and treat them fairly on all our projects. Co-Operating Brokers have always helped to sell our projects and we want to keep them aware of our projects. Being Co-Operating Brokers ourselves on other company's projects, we all appreciate getting paid when our clients buy.

The following clarifies our current Co-Operating Brokers policy for the **Ala Moana Tower Condominium Project**:

1. Co-Operating Broker Buyer—Co-Operating Brokers must accompany their Buyer or Buyer can register Broker on initial visit and the Co-Operating Broker's commission will be paid. If your Broker told you about this project and you want them to represent you, please put their name on the space provided on the front. Two percent (2%) courtesy will be paid on this project except as set forth below.
2. Tenants—No commissions will be paid to Co-Operating Brokers who represent tenants of the building.
3. Preferred Buyers—During the preferred Buyer period, no commissions will be paid to Co-Operating Broker. During the preferred Buyer period, it is the client's choice to decide if they want the Co-Operating Broker representation and in such event the Buyer shall be solely responsible for the Co-Operating Broker's commission and Seller will not pay a commission to Co-Operating Broker. Please inquire with a Hawaiian Island Homes' Agent about when the preferred Buyer period ends.
4. Unregistered Buyer—Outside Broker will not receive a commission from Seller or Seller's agent if Buyer was not accompanied or the Buyer did not register their Broker on their first visit to the project.