



**ADDENDUM # 1**  
**To the \_\_\_\_\_ RMA dated \_\_\_\_\_**  
**Hawaii Association of REALTORS® Standard Form**  
**Revised 12/17 (NC) For Release 11/19**



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Reference Date: \_\_\_\_\_

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

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

1. All Properties managed by Marie Hansen Properties are Non-Smoking.
2. In the event the Owner decides to sell the property while it is tenant occupied, all sales related issues such as handling repairs and/or renovating the property, scheduling open houses and showings will be handled and coordinated by the sales agent. When the tenant vacates, the rental management agreement between Owner and Marie Hansen Properties will be terminated. The Owner or sales agent will take over paying mortgages, maintenance fees and any routine bill payments related to the property. In the event the owner requests additional services after the tenant vacates, we may negotiate a "non-tenant" management agreement and fees will be charged accordingly. Marie Hansen Properties has the right of refusal for non-tenant management.
3. Agent may change the terms under which Agent is willing to provide service in the future under this Agreement, but only by giving at least a 30-day advanced written notice to Owner.

4. Building Name: \_\_\_\_\_

5. Year Property Built: \_\_\_\_\_ (If built in 1978 or before, OWNER needs to fill out LEAD-BASED PAINT FORM ATTACHED)

6. Is the property Furnished or Partly Furnished? \_\_\_\_\_. If the property is furnished, inventory is to be provided.

7. AGENT to bill tenant for the following charges: \_\_\_\_\_  
 (If OWNER is providing a Statement of Charges to AGENT, OWNER must submit charges to AGENT upon receipt. If OWNER does not submit charges to AGENT within 30 days, OWNER will absorb charges.)

8. How did you hear about MHP? Yelp, Google, Referring Agent Name \_\_\_\_\_

Signature \_\_\_\_\_ / Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

Signature \_\_\_\_\_ / Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

Signature \_\_\_\_\_ / Broker \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

**NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE.** An effort has been made to put this agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, AS AMENDED. This means that the Hawaii Association of REALTORS® is not liable to any Buyer, Seller, or other person who uses this form for any damages or penalty because of any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

