



ADDENDUM # 1



To the _____
HAWAII Association of REALTORS® Standard Form
Revised 2/22 For Release 5/25

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This form is NOT for use to modify existing contracts. Use the HAR Amendment form to amend the contracts.

Reviewed by: Cheryl Y. Kunimoto, (B) PB _____ Marie Hansen Properties, Inc. _____
Principal Broker/Broker-in-Charge Signature Brokerage Firm

Reference Date: (If applicable) _____

Property Reference or Address: _____

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

The undersigned parties hereby agree to the following terms & conditions (Please number 1. 2. 3. etc.)

- 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 written notice to the Owner.**
- 4. Building / Neighborhood Name:**
- 5. Year Property Built:**
(If built in 1978 or before, OWNER must fill out LEAD-BASED PAINT FORM - Attached)
Continued... See Addendum Terms and Conditions of Addendum 1

Signature _____	Date _____	Signature _____	Date _____
Title <u>Owner</u> _____		Title _____	
Signature _____	Date _____	Signature _____	Date _____
Title <u>Broker</u> _____		Title _____	
Signature _____	Date _____	Signature _____	Date _____
Title _____		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 consult with their own attorneys about Chapter 487A (and other laws that may apply).



ADDENDUM

PROPERTY: _____

1) Terms and Conditions of Addendum

6. Is the property Furnished or Partially Furnished? Not 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, Internet Search, Referring Agent Name:

[illegible]

Date: _____

Date: _____

Signature _____

Signature _____

Date: _____

Date: _____

Signature _____

Signature _____

Addendum