

**GENTRY HOMES, LTD.
SEAbriage IV- PHASE 23
SALES PROCESS**

SALES PROCESS

1. The Pre-Sale Notice will be published in the “Honolulu Star Advertiser” on February 17 and 24, 2019.

The Pre-sale Notice lists 5 of the 10 units in the phase. To abide with the City and County of Honolulu’s owner occupant requirement, THESE UNITS MUST BE SOLD TO OWNER OCCUPANTS ONLY for the first 30 days after the release of units for sale.

2. The packet includes:
 - a. Instructions.
 - b. Copy of Pre-Sale Notice.
 - c. Owner Occupant Affidavit **is required** – must be signed, notarized and returned to the Sales Office - fax or email is acceptable.
 - d. Price list of phase.
 - e. Site map of phase.
 - f. Homesite Selection Sheet. Please select your top 3 homesite selections and return to the Sales Office.
 - g. Attention buyers sheet re: parking disclosure

A prequalification letter is not required but is **strongly recommended**.

3. Sales packets will be available from the sales office. **Deadline to submit is Thursday, February 28, 2019 by 3:00 p.m.**
4. You can submit your documents in one of the following ways:
 - a. Hand deliver to the SEAbriage Sales Center – 91-1159 Kamakana St. #113, Ewa Beach (preferred method)
 - b. Email to Seabridge@gentryhawaii.com on or before the deadline. Bring the original to the lottery
 - c. Fax to (808) 447-8431 on or before the deadline. Bring the original to the lottery.
5. Home selection will be made via **lottery on March 2, 2019 at 11:00 a.m.** at the sales office.

For any questions, please call the sales agents at 447-8430.

6. It is recommended that for those who submit their documents via fax, mail, and/or email to follow up with the Sales Office to ensure receipt of documents.
7. It is Buyer's responsibility to make sure that all their completed paperwork has been entered into the log book by the deadline date to include date of receipt buyers first and last name, homesite selection(s), and contact numbers.
8. Names submitted, numerical orders issued and back up list are only applicable to SEAbriage IV – Phase 23. Each new release requires a repeat of the procedure noted above.
9. There may be homes not offered for sale to the public.
10. There will be no sale of home contingency sales.

SELECTION OF HOMESITE

1. A lottery will be held on Saturday, March 2, 2019 at 11:00 a.m. The buyer or his attorney-in-fact must be present.
2. Buyer(s) must complete the reservation and submit a \$1,000 deposit check made payable to First American Title WITHIN 3 CALENDAR DAYS FROM HOME SELECTION. An additional **\$3,000** deposit will be required at contract. If buyer(s) is unable to fulfill the above requirements, then buyer(s) will forfeit reservation of home and be placed at the bottom of the list.
3. Once a unit is selected, the Purchase Contract must be completed within 7 days.
4. If a prospect desires a specific plan or homesite that is not available, the prospect will be placed on the back-up list.

Should a unit become available, the agent(s) will review the back-up list and offer the unit to the first prospect whose stated interest coincides with the available unit. The prospect will have 24 hours to accept the unit. If the prospect accepts the unit, but does not execute the Reservation and submit the deposit check within three calendar days of home selection, the prospect will be placed at the bottom of the back up list. If the prospect does not accept the unit, the prospect will be placed at the bottom of the back-up list.

5. Buyer(s) cannot transfer to another homesite unless they cancel their current unit and are placed at the bottom of the back-up list to await another unit.

SEAbridge

by Gentry

SEAbridge by Gentry IV – Phase 23 Owner-Occupants' Presale Notice

This notice is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to announce that Gentry Homes, Ltd., a Hawaii corporation, is developing and intends to offer for sale to prospective owner-occupant buyers a fee simple condominium project to be known as SEABRIDGE BY GENTRY IV. SEABRIDGE BY GENTRY IV will be developed in seven (7) phases and will consist of a total of sixty-six (66) residential apartments. SEABRIDGE BY GENTRY IV is in the planned community known as EWA BY GENTRY. It will be located at 91-1159 Kamakana Street, Ewa Beach, Hawaii 96706 [Tax Map Key No.: (1) 9 1-069:023 (portion), inclusive].

PHASE 23 of SEABRIDGE BY GENTRY IV consists of ten (10) two-story residential apartments, each apartment being its own building. All of the apartments will be for residential use. None of the apartments in the project are accessible and adaptable as defined and interpreted in 24 CFR Section 100 et seq.

The following five (5) apartments in PHASE 23 of SEABRIDGE BY GENTRY IV have been designated by Gentry Homes, Ltd. for sale to prospective owner-occupants pursuant to Section 514B-95.5 of the Hawaii Revised Statutes:

Apt. No.	Plan	Approx. Net Bdrms/Baths	Living Area (sq. ft.)	Prices
546	Plan 1	3 Bedroom/2.5 Bath	1,147	\$575,500
826	Plan 2	4 Bedroom/2.5 Bath	1,194	\$569,600
830	Plan 3	3 Bedroom/2.5 Bath	1,240	\$581,700
828, 831	Plan 4	3-4 Bedroom/2.5 Bath	1,259	\$570,500 - 578,000

Gentry Homes, Ltd. may change the above price ranges prior to entering into binding sales contracts.



The apartments listed in this Pre-Sale Notice constitute at least fifty percent (50%) of the residential apartments being marketed. For a 30-day period following the initial date of sale of PHASE 23 of SEABRIDGE BY GENTRY IV, the owner-occupant designated apartments listed above shall be offered only to prospective owner-occupants who will use the residential units as their principal residence for a period of not less than three hundred sixty-five (365) consecutive days. Gentry Homes, Ltd. shall have the right to substitute an apartment designated for owner-occupants with an apartment that is not so designated subject to the requirements of Section 514B-96 of the Hawaii Revised Statutes, as amended.

These apartment will be offered through a public lottery. To participate in the lottery, buyers must complete and submit an owner-occupant affidavit to Gentry Homes, Ltd.®

Owner-Occupant Affidavits will be available from February 17, 2019.

Owner-Occupant Affidavits will be available at 91-1159 Kamakana Street, #113, Ewa Beach, Hawaii 96706 or at www.gentryhawaii.com. Sales office hours are Monday 12:00 p.m. to 5:00 p.m. and Tuesday through Sunday from 10:00 a.m. to 5:00 p.m

Gentry Homes, Ltd.® will accept completed owner-occupant affidavits until February 28, 2019.

Gentry Homes, Ltd. ® shall compile and maintain a list of all prospective owner-occupants who have submitted executed owner-occupant affidavits. A public lottery will be held on March 2, 2019 at 91-1159 Kamakana Street, #113, Ewa Beach, Hawaii 96706.

For further information contact Gentry Homes, Ltd.® at telephone: 447-8430 or visit www.gentryhawaii.com.

Broker must accompany client on first visit. No exceptions.

SEABRIDGE BY GENTRY IV

NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT: This Affidavit is being provided to you pursuant to Section 514B-96.5 of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). 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 Condominium Property Act and in this Affidavit. 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 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 _____, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an "owner-occupant" in the SEABRIDGE BY GENTRY IV condominium project ("Project") proposed by Gentry Homes, Ltd. ("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 apartment ("designated apartment") pursuant to Section 514B-96.5 of the Condominium Property Act, and upon closing escrow, to reside in the designated apartment as our principal residence for 365 consecutive days.
2. The term "Owner-occupant" as used herein is defined in Section 514B-95 of the Condominium Property Act 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 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."

3. We understand that if two or more prospective owner-occupants intend to reside jointly in the same designated apartment, only one owner-occupant's name shall be placed on the reservation list for either the chronological system or lottery system.
4. We shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated apartment prior to three hundred sixty-five (365) days after recordation of the instrument conveying the designated apartment to us.
5. We have personally executed this Affidavit and we are all of the prospective owner-occupants for the designated apartment. This Affidavit shall not be executed by an attorney-in-fact.
6. We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, convey or otherwise transfer any interest in the designated apartment until at least three hundred sixty-five (365) consecutive days have elapsed since the recordation of the instrument conveying title to the designated apartment to us; 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 apartment into a trust for estate planning purposes. Furthermore, we understand that we have the burden of proving our compliance with the law.
7. We understand that no developer, employee or agent of a developer, or real estate licensee shall violate or aid any person in violating the Condominium Property Act.
8. 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, assignment or transfer of the designated apartment.
9. Any false statement in this Affidavit or violation of the Condominium Property Act 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 Condominium Property Act, we shall be subject to a civil penalty of up to \$10,000, or fifty percent of the net proceeds received or to be received from the sale, lease, rental, assignment or other transfer of the designated apartment, whichever is greater.

- 10.** When required by context, each pronoun reference shall include all numbers (singular and plural) and each gender shall include all genders.

By signing this affidavit on we represent and affirm that we have read, understand and agree to the above statements.

(Prospective Owner-Occupant's Signature)

(Print Prospective Owner-Occupant's Name)

(Prospective Owner-Occupant's Signature)

(Print Prospective Owner-Occupant's Name)

(Prospective Owner-Occupant's Signature)

(Print Prospective Owner-Occupant's Name)

(Prospective Owner-Occupant's Signature)

(Print Prospective Owner-Occupant's Name)

[THIS DOCUMENT MUST BE NOTARIZED. NOTARY BLOCK FOLLOWS IMMEDIATELY ON PAGE 4]

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

On _____, before me personally appeared _____,
_____ and _____ and
_____, to me personally known, who being by me duly sworn
or affirmed, did say that such person(s) executed the foregoing instrument 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.

Printed Name: _____
Notary Public, State of Hawaii
My Commission Expires: _____

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: SEABridge By Gentry IV Affidavit of Intent to Purchase and
Reside in an Owner-Occupant Designated Condominium Residential Unit

Document Date: _____

No. of Pages: _____

Jurisdiction: First Circuit

Signature of Notary Date of Notarization and
 Certification Statement

Printed Name of Notary

(Stamp or Seal)

SEABridge IV

Phase 23

Price List

Unit No.	Plan No.	Approx. Parcel Area		Base Price (+ lot premium, if any)	Includes	Total Price
544	2	2142	sf	\$572,000	3 rd car parking space, 3 bdrm w/loft-sitting room, 7' Covered lanai, Seaside ebony cabinets	\$583,800
546	1A	2142	sf	\$564,000	3 rd car parking space, 7' covered lanai, Seaside white cabinets	\$575,500
548	3	2142	sf	\$575,000	7' covered lanai, Seaside teak cabinets	\$586,800
550	4AR	2142	sf	\$582,000	7' covered lanai, Seaside ebony cabinets	\$591,800
826	2R	1904	sf	\$560,000	3 rd car parking space, 3 bdrm w/loft-sitting room, 5' covered lanai, Seaside white cabinets	\$569,600
827	4	1904	sf	\$570,000	3 bdrm w/loft-sitting room, Seaside white cabinets	\$570,000
828	4	2184	sf	\$578,000	3 bdrm w/loft-sitting room, Seaside ebony cabinets	\$578,000
829	2AR	1904	sf	\$560,000	3 rd car parking space, 3 bdrm w/loft-sitting room, 5' covered lanai, Seaside teak cabinets	\$569,600
830	3A	2173	sf	\$572,000	5' covered lanai, Seaside white cabinets	\$581,700
831	4A	1892	sf	\$570,500	Seaside teak cabinets	\$570,500

SEAbridge

by Gentry IV

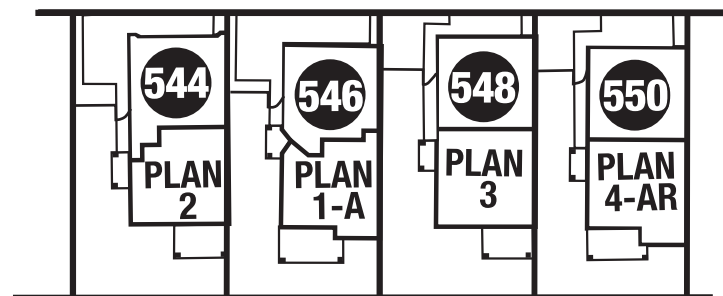
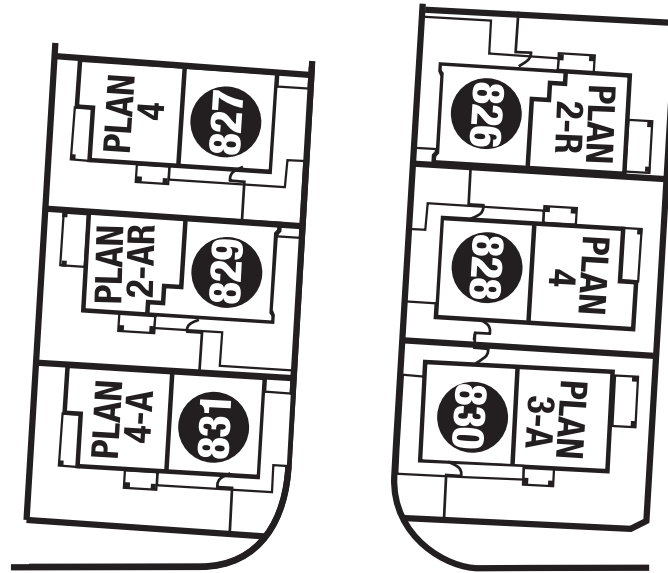
Phase 23

Plan 1 - Anuenue

Plan 2 - Kainani

Plan 3 - Makani

Plan 4 - Nalu



SEAbridge

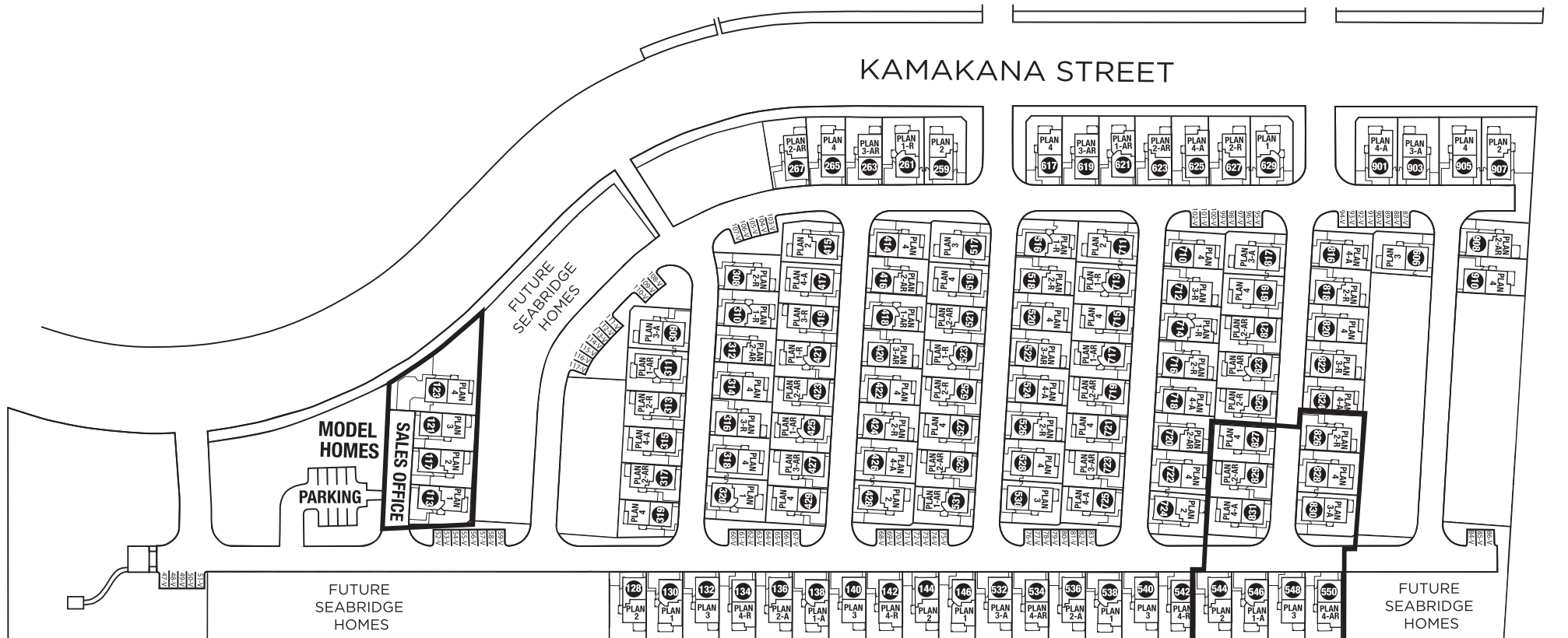
by Gentry IV

Plan 1 - Anuenue

Plan 2 - Kainani

Plan 3 - Makani

Plan 4 - Nalu



SEAbriage IV – PHASE 23
HOMESITE SELECTION FORM

Name: _____

My selections are (Plan and homesite numbers):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____



ATTENTION BUYERS

Buyers should inspect the garage and any adjacent parking stall thoroughly to ensure that the garage and/or adjacent parking stall can accommodate their vehicle(s), **before** selecting a home.

No parking is allowed on small drive way in front of garage.

No parking is allowed on any roadway within SEABridge by Gentry IV. No vehicle parking in an adjacent parking stall or visitor parking stall shall extend into any roadway within SEABridge by Gentry IV. Vehicles violating these restrictions shall be towed.

SEABridge by Gentry IV House Rules Excerpt:

A-4 No Parking in or Blocking of Roadway.

No parking is allowed on any roadway within SEABridge by Gentry IV. No vehicle parked in a driveway or visitor parking stall shall extend into any roadway within SEABridge by Gentry IV. Vehicles violating these restrictions shall be towed.

A-9 Parking Areas and Driveways.

Limited common element parking areas are for parking operational vehicles only. No personal items, such as, but not limited to, lumber, furniture, boxes, crates or recreational equipment, shall be stored or placed on either the limited common element parking or small driveway. Vehicles must not extend into the sidewalks or roads in any way. Residents will be responsible for the cleanliness of their limited common element parking areas and small driveway in front of garage, including the removal of any grease build-up.

Buyer may read the Developer's Public Report and the SEABridge by Gentry IV condominium documents (which include the House Rules) by typing the following in the address box at the top left of your screen:

<http://www.gentryhawaii.com/docs/SEABridge>