

**GENTRY HOMES, LTD.
SEAbriage V- PHASE 28
SALES PROCESS**

SALES PROCESS

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

The Pre-sale Notice lists 8 of the 16 units in the phase. **However, only 12 homes will be sold in this lottery.** 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 Tuesday, November 26, 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 November 30, 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 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 SEAbriidge V – Phase 28. 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.
11. Broker coop is 2.5%. Broker must accompany client on FIRST visit, no exceptions.

SELECTION OF HOMESITE

1. A lottery will be held on Saturday, November 30, 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 V – Phase 28 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 V. SEABRIDGE BY GENTRY V will be developed in three (3) phases and will consist of a total of thirty-six (36) residential apartments. SEABRIDGE BY GENTRY V 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 28 of SEABRIDGE BY GENTRY V consists of sixteen (16) 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 eight (8) apartments in PHASE 28 of SEABRIDGE BY GENTRY V 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
110	Plan 1	3 Bedroom/2.5 Bath	1,147	\$585,800
108, 109, 112, 119	Plan 2	3 Bedroom/2.5 Bath	1,194	\$594,150 -604,150
115	Plan 3	3 Bedroom/2.5 Bath	1,240	\$607,150
107, 111	Plan 4	3-4 Bedroom/2.5 Bath	1,259	\$611,100 -611,350

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 28 of SEABRIDGE BY GENTRY V, 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 November 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 November 26, 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 November 30, 2019 at 91-1159 Kamakana Street, #113, Ewa Beach, Hawaii 96706.

2.5% co-op fee. Broker must accompany client on first visit. No exceptions

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

SEABRIDGE BY GENTRY V

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 V 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]

SEABridge V

Phase 28

Price List

Unit No.	Plan No.	Approx. Parcel Area		Base Price (+ lot premium, if any)	Includes	Total Price
106	4R	2412	sf	\$600,000	7' Covered lanai, 3 bdrm w/loft-sitting room, Seaside ebony cabinets, Agreeable grey interior paint, Sorrel corian kitchen countertops, stainless steel appliance pkg	\$613,350
107	4A	2542	sf	\$599,000	7' covered lanai, 3 bdrm w/loft-sitting room, Seaside white cabinets, Agreeable grey interior paint, Everest corian kitchen countertops, stainless steel appliance pkg	\$611,100
108	2A	2142	sf	\$579,000	7' covered lanai, 3 bdrm w/loft-sitting room, Seaside ebony cabinets, Accessible beige interior paint, Burled beach corian kitchen countertops, stainless steel appliance pkg	\$594,150
109	2	2574	sf	\$580,000	3 bdrm w/loft-sitting room, 7' covered lanai, Seaside teak cabinets, Accessible beige interior paint, Cottage lane corian kitchen countertops, stainless steel appliance pkg	\$594,230
110	1	2142	sf	\$571,000	7' covered lanai, Seaside white cabinets, Accessible beige interior paint, Weathered concrete corian kitchen countertops, stainless steel appliance pkg	\$585,800

111	4	2441	sf	\$598,000	7' covered lanai, Seaside teak cabinets, Accessible beige interior paint, Witch hazel corian kitchen countertops, stainless steel appliance pkg	\$611,350
112	2	2142	sf	\$589,000	3 rd car parking space, 3 bdrm w/loft-sitting room, 7' covered lanai, Seaside ebony cabinets, Agreeable grey interior paint, Rain cloud corian kitchen countertops, stainless steel appliance pkg	\$604,150
114	3	2142	sf	\$592,000	7' covered lanai, Seaside white cabinets, Accessible beige interior paint, Doeskin corian kitchen countertops, stainless steel appliance pkg	\$606,230
115	3A	2542	sf	\$592,000	7' covered lanai, Seaside ebony cabinets, Agreeable grey interior paint, Juniper corian kitchen countertops, stainless steel appliance pkg	\$607,150
116	2A	2142	Sf	\$579,000	3 bdrm w/loft-sitting room, 7' covered lanai, Seaside white cabinets, Agreeable grey interior paint, Riverbed corian kitchen countertops, stainless steel appliance pkg	\$594,150
118	4A-R	2142	sf	\$609,000	3 rd car parking space, 3 bdrm w/loft-sitting room, 7' covered lanai, Seaside ebony cabinets, Agreeable grey interior paint, Blue pebble corian kitchen countertops, Stainless steel appliance pkg	\$621,100
119	2A	3123	sf	\$580,000	3 bdrm w/loft-sitting room, 7' covered lanai, Seaside white cabinets, Agreeable grey interior paint, Sandalwood corian kitchen countertops, stainless steel appliance pkg.	\$595,150

SEAbridge

by Gentry V

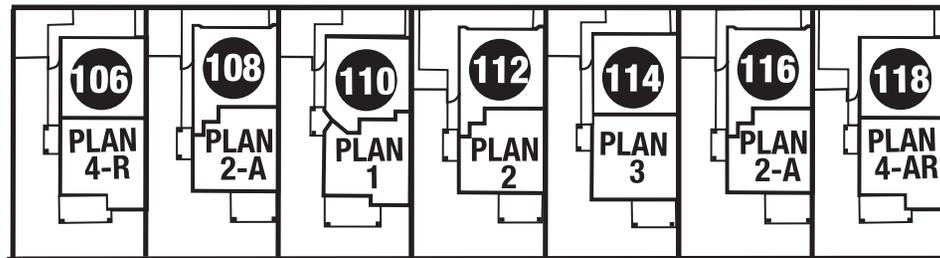
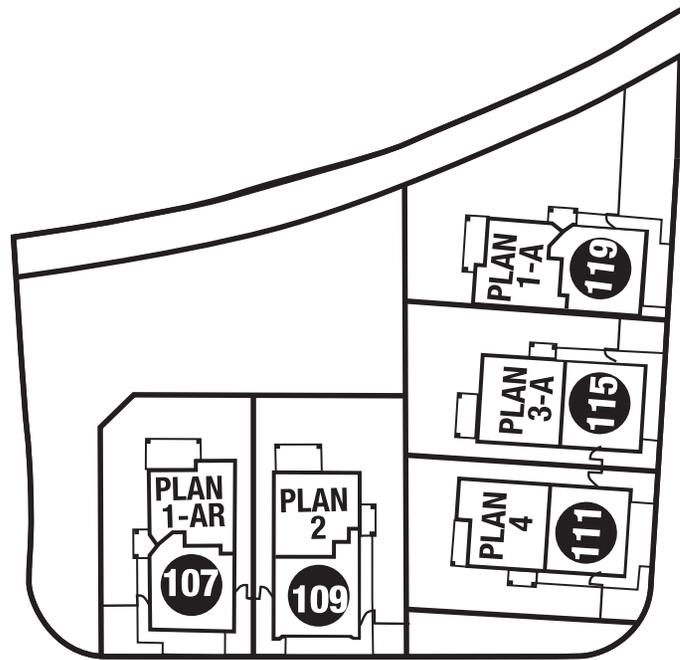
Phase 28

Plan 1 - Anuenue

Plan 2 - Kainani

Plan 3 - Makani

Plan 4 - Nalu



SEAbridge

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Plan 1 - Anuenue

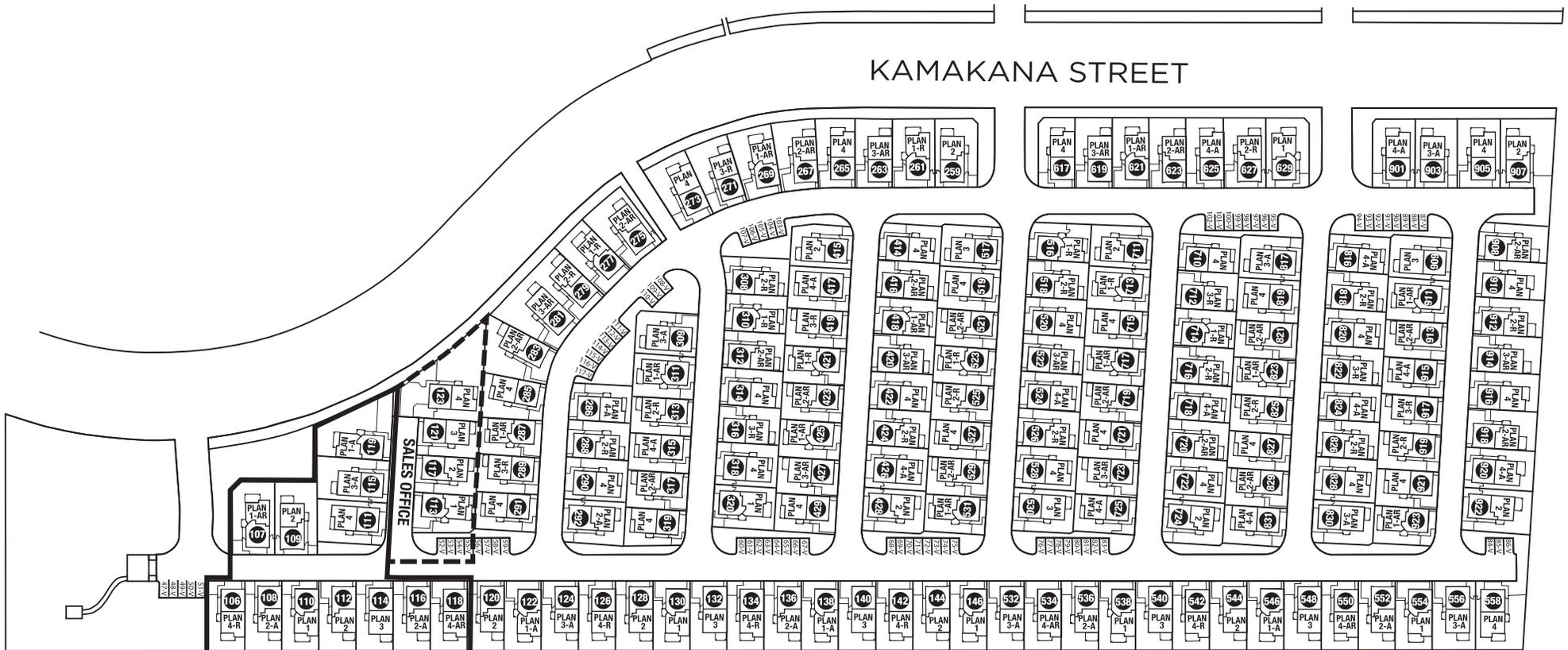
Plan 2 - Kainani

Plan 3 - Makani

Plan 4 - Nalu

EXISTING
SEABRIDGE HOMES

EXISTING
CORAL RIDGE HOMES



**SEAbriage V – PHASE 28
HOMESITE SELECTION FORM**

Name: _____

My selections are (Plan and homesite numbers):

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

SEABridge

by Gentry

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.

Parking might not be allowed on driveway in front of garage.

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

SEABridge by Gentry V House Rules Excerpt:

A-4 No Parking in or Blocking of Roadway.

No parking is allowed on any roadway within SEABridge by Gentry V. No vehicle parked in a driveway or visitor parking stall shall extend into any roadway within SEABridge by Gentry V. 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 V 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>