

**Transaction Timeline**

**Property Address:** 78-6887 Keaupuni Street, Kailua Kona, HI 96740 **Tax Map Key #:** 3-7-8-21-114

**Escrow Company & Officer:** Title Guaranty - Janet Lum Won **Phone #:** 808-329-6666 **Email:** [Jlumwon@tghawaii.com](mailto:Jlumwon@tghawaii.com)

**Escrow #: Seller:** Monck **Buyer:** Smiekel

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| **Contract Items & Instructions** | **Date Due** |  |
| **B-1** – Earnest Money Deposit of $15,000 due to escrow | 12/08/16 |  |
| **D-2** – Additional Deposit of $10,000 to escrow after inspection period (J-1) | 12/20/16 or upon satisfaction of J-1 |  |
| **F-3 – Scheduled Closing Date** | **01/19/17** |  |
| **F-3A** - Extension built in to contract (10 days) | 01/29/17- if needed by either Buyer or Seller |  |
| **G-2A**- Buyer to review / approve Preliminary Title Report  (7 days after receiving report) | To be determined |  |
| **H-1A** – Verification of Cash Funds | 12/08/16 |  |
| **H-2** - Contingency on Obtaining Cash Funds | N/A |  |
| **H-4** – **Buyers Obligations RE Financing Contingency**  **H-4A** **& B** – Loan Application & Prequalification Letter Due  **H-C** - Conditional Loan Commitment Letter Due  **H-D** – Conditions to be Met By | 12/08/16  01/09/17  01/14/17 |  |
| **I-1 –** Sellers Real Property Disclosure to be Delivered  **I-4** – Buyer to Review and Return By | 12/15/16  7 days after receipt |  |
| **J-1 -**  Buyers Inspection Period Ends | 12/20/16 |  |
| **J-3 -**  Buyers Final Walk Through of Property | 01/14/17 |  |
| **J-8 –** Sellers Items to be Removed From Property (if applicable) | 01/13/17 |  |
| **J-9 -** Property to be Cleaned (if applicable) | 01/13/17 |  |
| **J-10 –** Pet Related Treatment to be Done (if applicable) | N/A |  |
| **K-1 –** Staking to be Completed (if applicable) | N/A |  |
| **K-2 –** Survey to be Completed (if applicable) | N/A – Seller to provide most recent survey. |  |
| **L-2 Termite Provisions:**  **–** Buyer to Select Termite Company For Inspection  **–** Termite Inspection Report to be Delivered | 12/15/16  01/05/17 |  |
| **M-1 Home Owner Association or Condo Documents**  **–** Seller to Provide HOA Documents to Buyer  **–** Buyer to Review/Accept HOA Documents | 12/20/16  (7 days after receipt) |  |
| **N-1 – Rental Property Matters**  **-** Seller to Provide Copies of Rental Documents to Buyer  - Buyer to Review/Accept Rental Documents | N/A |  |
| **Reminder:**  Shortly before closing date, be sure to contact utility companies to have utilities changed into your name (Buyer) or changed out of your name (Seller). |  |  |
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| **Your agent will provide you with the keys to your new property upon closing. Mahalo for your business! We appreciate you!** |  |  |