## REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET

1010 RICHARDS STREET P. O. BOX 3469 HONOLULU, HAWAII 96801

#### **FINAL**

# HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

On
PHASE IV, COLLEGE GARDENS
Waiawa Road
Pearl City, Hawaii

REGISTRATION NO. 1540

# IMPORTANT — Read This Report Before Buying

## This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: April 16, 1984 Expires: May 16, 1985

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 21, 1983 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 4, 1984. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

- Since the issuance of the Commission's Preliminary Public Report of April 21, 1983 on PHASE IV, COLLEGE GARDENS, the Developer has filed additional information as part of the registration on the project.
- The Developer of the project has submitted to the Commission for examination all documents and exhibits

deemed necessary for the issuance of this Final Public Report.

The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and approved floor plans) for the project have been recorded in the office of the recording officer. The Declaration dated August 3, 1983, has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17752 at Page 602, and the By-Laws also dated August 3, 1983, has been recorded in said Bureau in Liber 17752 at Page 630. Condominium Map No. 896 has been assigned to the project.

The Regulatory Agreement between Developer and the Federal Housing Commissioner dated September 15, 1983, has been recorded in said Bureau in Liber 17752 at Page 655.

- 4. No advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
- 5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
- 6. This Final Public Report is made a part of the registration on PHASE IV, COLLEGE GARDENS condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) along with the Preliminary Public Report (yellow paper stock) and latest Disclosure Abstract (dated November 7, 1983) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt therefor.
- 7. This Final Public Report automatically expires thirteen (13) months from the date of issuance, April 16, 1984, unless a Supplementary Public Report is published, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information under the topical headings of the Preliminary Public Report of April 21, 1983 remains unchanged, except for the following:

COMMON ELEMENTS: Paragraph (c) under this topical heading in the Preliminary Public Report has been amended as follows:

- (c) All yards, grounds and landscaping, roads, walkways, loading zone, parking areas, driveways and all trash enclosures.
- Paragraph (f) under this topical heading in the Preliminary Public Report has been amended as follows:
  - (f) An easement for park and recreational purposes in common with owners of apartments in the condominium  $% \left( 1\right) =\left\{ 1\right\} =$

projects developed or proposed to be developed as Phases I, II and III, College Gardens, on Lots 1, 2 and 3, respectively, of File Plan 1785, in the park area of approximately 21,502 square feet located in Lots 1 and 2, File Plan 1785, of Phases I and II; subject, however, to all of the terms and conditions of the Declaration of Restrictive Covenants (Private Park) dated March 22, 1983, recorded in said Bureau of Conveyances in Liber 17069 at Page 261, including without limitation, the obligation to contribute proportionately to the perpetual maintenance thereof.

<u>LIMITED COMMON ELEMENTS</u>: The attached Exhibit "A-1" amends and supersedes Exhibit "A-1" attached to and made a part of the Preliminary Report of April 21, 1983.

INTEREST TO BE CONVEYED TO PURCHASER: The following is added to the information reported in the Preliminary Public Report:

The common interest is based upon the total area in square feet of each apartment divided by the total area of all apartments in each phase. As phases are merged, the common interest is based upon the area of each apartment divided by the total area of all apartments in the phases merged.

ENCUMBRANCES AGAINST TITLE: The Developer has filed with the Commission an updated Preliminary Report dated March 30, 1984 by Security Title Corporation. Said Preliminary Report indicates that title to the land is subject to the following:

- 1. Real property taxes that may be due and owing: Reference is made to the Office of Finance Director, City and County of Honolulu.
- 2. Reservation in favor of the State of Hawai of all mineral and metallic mines as reserved in Royal Patent No. 4475.
- 3. Easement N-31 for transmission of energy, as shown on File Plan No. 1785 (also affects other property).
- 4. The terms and provisions of that certain unrecorded Agreement dated December 31, 1970, as disclosed by the instrument described in the following Item 5.
- 5. Right-of-Entry Agreement dated January 13, 1972, recorded in Liber 8074 at Page 30. Re: Energy Corridor, Easement N-31, subject to an undated financing statement, continuation thereof, and a final order of condemnation.
- 6. Terms and provisions of that certain unrecorded Agreement, dated August 29, 1960, as amended, as disclosed by Agreement dated October 14, 1980, recorded in Liber 15086 at Page 583.
- 7. Unilateral Agreement and Declaration for Conditional Zoning dated April 14, 1982, recorded in Liber 16277 at Page 651.
- 8. Terms, provisions and agreements of that certain Declaration (College Gardens) dated December 29, 1982, recorded in Liber 16780 at Page 407.

- 9. Terms and provisions of that certain Master Lease No. 27,210, dated April 22, 1983, recorded in Liber 17062 at Page 624, as amended by instrument dated August 15, 1983, recorded in Liber 17276 at Page 447.
- 10. Terms and provisions of that certain Development Sublease No. 27,210-A, dated February 18, 1983, recorded in Liber 17062 at Page 647.
- 11. Declaration of Restrictive Covenants (Private Park) (being Lease No. 27,204) dated March 22, 1983, recorded in Liber 17069 at Page 261.
- 12. Conditions and agreements contained in that certain "Agreement for Issuance of Special Use Permit Under Ordinance No. 4451, Bill No. 40 (1975)" dated May 13, 1983, recorded in Liber 17135 at Page 596.
- 13. Grant dated August 10, 1983, recorded in Liber 17357 at Page 480, in favor of Hawaiian Electric Company, Inc.
- 14. Covenants, agreements, obligations, conditions and other provisions set forth in that certain Phase IV, College Gardens Declaration of Horizontal Property Regime under the Horizontal Property Act dated August 3, 1983, recorded in Liber 17752 at Page 602, and By-Laws of the Association of Apartment Owners of Phase IV, College Gardens dated August 3, 1983, recorded in Liber 17752 at Page 630.
- 15. Condominium Map No. 896, filed in said Bureau of Conveyances on March 28, 1984.
- 16. Terms and provisions of that certain U.S. Department of Housing and Urban Development Federal Housing Administration Regulatory Agreement for Condominium Leasehold-Hawaii dated September 15, 1983, recorded in Liber 17752 at Page 655.

MERGER OF ADDITIONAL INCREMENTS: The land on which the project is located has been subdivided into Lots 1 through 4, as shown on File Plan 1785. Phase I will be developed on Lot 1, Phase II on Lot 2, Phase III on Lot 3, and Phase IV on Lot 4. Phase IV may be merged with the three (3) prior increments (at any time up to but not later than December 1, 1988), by the addition of said Phase IV to the previous Phase I which consists of thirty-two (32) apartments on Lot 1, containing an area of approximately 104,007 square feet, as described in that certain Declaration of Horizontal Property Regime for Phase I, College Gardens dated August 3, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17422 at Page 430, in accordance with plans filed in said Bureau as Condominium Map No. 887; the previous Phase II which consists of twenty-eight (28) apartments on Lot 2, containing an area of approximately 56,246 square feet, as described in that certain Declaration of Horizontal Property Regime for Phase II, College Gardens dated August 3, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17568 at Page 269, in accordance with plans filed in said Bureau as Condominium Map No. 892; and the previous Phase III which consists of thirty-six (36) apartments on Lot 3, containing an area of approximately 80,306 square feet, as described in that certain Declaration of Horizontal Property Regime for Phase III,

College Gardens dated August 3, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17684 at Page 17, in accordance with plans filed in said Bureau as Condominium Map No. 894.

Phase IV is the fourth phase of a proposed four (4) phase project, which may be developed in two or more phases, all at the option of the Lessor and Developer. The purpose of the merger provisions, as more fully set forth in Paragraph 18 of the Declaration for Phase IV, is to provide for a merger of all phases just as if the phases involved had been developed as one single project. A merger may occur with respect to Phase IV with the first, second and third phase, or any one of them, at the same or different times and merger with respect to one of said phases shall not affect the right of the Lessor and Developer to merge another phase or phases at a later date subject to all of the provisions of the Declaration for Phase IV.

Merger shall take effect with respect to a particular additional phase upon the happening of all of the following conditions with respect thereto:

- (1) Recordation in the Bureau of Conveyances of the State of Hawaii by the Lessor and Developer of a Declaration of Horizontal Property Regime and By-Laws covering the additional phase in a form substantially identical hereto (except for the descriptions of apartments and the common elements and the percentage of common interest therein) and a Condominium File Plan depicting the plot and floor plans of the additional phase, both complying with the requirements of Chapter 514A, Hawaii Revised Statutes, as amended.
- (2) Recordation in the Bureau of Conveyances of the State of Hawaii by the Lessor and Developer of a "Certificate of Merger" which certificate shall contain:
  - (i) A certificate by a Hawaii registered architect or professional engineer depicting fully the layout, location, apartment numbers and dimensions of the apartments as built;
  - (ii) A certification by Developer that the increment has been substantially completed, that a notice of completion has been filed and that the period for filing of mechanics' and materialmen's liens has expired and that there are no tax liens;
  - (iii) The common interest of each apartment of the project after completion of the subject merger; and
  - (iv) A revised plot plan showing the location of the buildings of the project after completion of the subject merger.
- (3) Prior written consent of the Secretary of the U. S. Department of Housing and Urban Development.

SALES PRICES OF APARTMENTS: Twelve (12) apartments in Phase IV will be sold under a program sponsored by the Hawaii Housing

Authority (the "HHA") and the City and County of Honolulu (the "City"), whereby \$12,400.00 of the sales price will be deferred until the earlier of the sale, assignment, rental or other transfer of possession by the Buyer or ten (10) years from the recordation of the Deferred Sales Price Agreement. Each purchaser under this program must sign a "Deferred Sales Price Agreement" with the HHA. A copy of the Deferred Sales Price Agreement is on file with the Real Estate Commission and will also be attached to the Subscription and Sale Agreement for the applicable apartment.

STATUS OF PROJECT: The project will be completed on or about July 15, 1984.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted March 21, 1983 and information subsequently filed as of April 4, 1984.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1540.

This report when reproduced shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.

G.A. "RED" MORRIS, Chairman REAL ESTATE COMMISSION STATE OF HAWAII

#### Distribution:

Department of Finance, City and County of Honolulu
Bureau of Conveyances
Department of Planning, City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1540

Dated: April 16, 1984

# PHASE IV, COLLEGE GARDENS INITIAL PARKING STALL ASSIGNMENT

APARTMENT NO.	*PARKING	STA	LL.	(S)	NO(S).
97			&	72	
98		34			
99		21			
100		20			
101		19			
102		18			
103		17			
104		16			
105		15			
106		, 14			
107		23			
108		22	&	73	
109		12			
110		13	&	76	
111		9			
112		10			
113		8 7			
114		7			
115		6 5	&		
116			&	71	
117		4 3 2			
118		3			
119			&	78	
120		1	&	77	

\*NOTE: All of the parking stalls noted above are presently assigned to Apartment No. 61 in Phase III, College Gardens. Developer has reserved the right to transfer the above parking stalls from said Apartment No. 61 to the apartments noted above by way of an amendment to the Declaration for Phase III.

#### PHASE IV COLLEGE GARDENS

### DISCLOSURE ABSTRACT NOVEMBER 7, 1983

PHASE IV, COLLEGE GARDENS 1. NAME OF PROJECT

Waiawa Road

Pearl City, Hawaii

LEAR SIEGLER PROPERTIES, INC. 2. DEVELOPER

Suite 1112, Amfac Building

700 Bishop Street

Honolulu, Hawaii 96813

Ph. No. 521-8781

HAWAII MANAGEMENT CORPORATION 3. MANAGING AGENT:

1221 Kapiolani Boulevard Honolulu, Hawaii 96814

Ph. No. 531-9941

Apartments - one-year warranty per attached FHA/VA forms. 4. WARRANTIES:

Appliances - none, but Developer will assign to purchasers the manufacturers'

warranties.

All 24 apartments are to be for 5. RESIDENTIAL USE:

residential purposes.

There will be no commercial use 6. COMMERCIAL USE:

within the project.

## 7. MAINTENANCE FEES:

The Developer advises that costs and expenses of maintenance and operation of a condominium project are difficult to estimate initially and even if such maintenance fees have been accurately estimated, such fees will tend to increase in an inflationary economy and as the improvements age. Maintenance fees can vary depending on services desired by apartment owners. The buyers should check the attached maintenance fee schedule to see what services are included therein. The initial estimate has been made well in advance of the completion of the project and may be subject to substantial revision upon completion.

# PHASE IV COLLEGE GARDENS

#### ESTIMATED MONTHLY MAINTENANCE FEES

In accordance with the attached annual operating budget dated November 22, 1982 , the estimated monthly maintenance fees for each apartment in the PHASE IV, COLLEGE GARDENS condominium project are as follows:

Model Type	Estimated Monthly Maintenance Fee
Ae (2 bedroom, 1 bath) (except Apt. 120)	\$75.53
Apt. 120 (Model Ae)	\$75.49
Ai (2 bedroom, 1 bath)	\$66.50
Be (2 bedroom, 2 bath)	\$84.24
Bi (2 bedroom, 2 bath)	\$81.65



The undersigned hereby certifies that the estimate set forth in the annual operating budget dated 11/22/82 were based on Generally Accepted Accounting Principles, and that there is no change as of 11/7/83.

HAWAII MANAGEMENT CORPORATION

By <u>Mark Hindran</u>

Date 11-8-83

#### PARTMENT OF HOUSING AND URBAN DEVE HENT

## ANNUAL OPERATING BUDGET FOR COOPERATIVE HOUSING CORPORATIONS

1. Vacancy & Collection Loss 6.3  2. Employee Apartment Rent 6.3  3. Apartment Resale Expense 6.2  4. Management Fee 6.3  5. Legal Expense 6.3  6. Audit Expense 6.3  7. Telephane 6.3  8. Office & Adm. Salaries 6.3  9. Office Expenses 6.3  13. Misc. Administrative Exp. 6.3  11. 12. 13. 14. 15. Fuel 6.4  15. Electricity 6.4  17. Water & Sewer 6.4  18. Veh. & Equip. Oper. Exp. 6.4  19. Janitar's Payroll 6.4  20. Janitar's Payroll 6.4  21. Exterminating 6.4  22. Rubbish Removal 6.4  23. Parking Area Expense 6.4  24. Condition of the series 6.5  25. 6.6  27. Grounds Maintenance 6.5  28. Painting & Decorating 6.5  29. Structural Repairs 6.5  30. Heating & Air Cond. Maint. 6.5  11. Plumbing Maintenance 6.5  31. Elevator Maintenance 6.5  32. Elevator Maintenance 6.5  33. Elevator Maintenance 6.5  34. Pool Maintenance 6.5  35. Maintenance Payroll 6.5  36. Maintenance Repair 6.5  37. Misc., Maintenance Repair 6.5  38. Painting & Decorating 6.5  39. Employer's Payroll Taxes 6.7  30. Employer's Payroll Taxes 6.7  31. Property & Liability Insurance 6.7  31. Fidelity Bonds 6.7  32. Fridelity Bonds 6.7  33. Miscellaneous Insurance 6.7  34. Property & Liability Insurance 6.7  35. Martgage Interest 6.8  36. Martgage Interest 6.8  36. Martgage Interest 6.8  37. Mortgage Interest 6.8  38. Mortgage Interest 6.8  39. Mortgage Interest 6.8  30. Mortgage Interest 6.8  30. Mortgage Interest 6.8  31. Mortgage Interest 6.8  31. Mortgage Interest 6.8  32. Mortgage Interest 6.8  33. Mortgage Interest 6.8  34. Mortgage Interest 6.8  35. Mortgage Interest 6.8  36. Mortgage Interest 6.8  37. Misc. Martgage Interest 6.8  38. Mortgage Interest 6.8  39. Mortgage Interest 6.8  30. Mortgage Interest 6.8  30. Mortgage Interest 6.	s Phas	ses I. II.	III ADDRE	ss <u>Waipal</u>	nu, Hawaii		
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2. Employee Apartment Rent         63           3. Apartment Resale Expense         62           4. Management Fee         63           5. Legal Expense         63           6. Audit Expense         63           7. Telephone         63           9. Office & Adm. Salaries         63           10. Misc. Administrative Exp.         63           11.         63           12.         63           13.         64           14.         64           15. Fuel         64           16. Electricity         64           17. Water & Sewer         64           16. Veh. & Equip. Oper. Exp.         64           17. Water & Sewer         64           18. Veh. & Equip. Oper. Exp.         64           19. Janitar's Payroll         64           20. Janitar's Supplies         64           21. Exteriminating         64           22. Rubbish Removal         64           23. Parking Area Expense         64           24. S.         65           25. Grounds Maintenance         652           28. Painting & Decorating         656           29. Structural Repairs         654           30. Heat		Budget	Actual	(Under)	Incr. (Decr.)	Budget	By HUD
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2. Electrical Maintenance       6511         3. Elevator Maintenance       6550         4. Paol Maintenance       6521         5. Maintenance Supplies       6513         6. Maintenance Payroll       6582         7. Misc., Maintenance Repair       6590         8.       6710         9. Real Estate Taxes       6710         9. Employer's Payroll Taxes       6711         Miscellaneous Taxes       6712         2. Property & Liability Insurance       6720         3. Workmen's Compensation       6721         4. Fidelity Bonds       6723         3. Miscellaneous Insurance       6729         4.       6815         4.       6815         5.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820         6.       6820 </td <td>,  </td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	,						
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General Operating Reserve 1365							
0	T			<del></del>		27,120.00	
¥44: 0							
Painting Reserve 1330						3.340.00	
Project Equipment Purch. 1470						5,408.00	
Capital Improvements 1400							
TOTAL EXPENSE				<del></del> }		11,384.00	

Column 84 reflects necessary or destrable increases and decreases over prior year's budget (Col. 81) to arrive at New Annual Budget (Col. 85).

Carrying Charges and other budgeted income (line 868) must at least equal the total expenses on line 858. Lines 52-57 provide for capital contributions by burcharges received from over-income accumants in Section 2017 (Pold-In Surplus).

(Signature and Title of Authorized Official)

15 (Signature and Title of Authorized Official)

Approved as indicated in column 6:

ACTING DIRECTOR

# WARRANTY OF COI LETION OF CONSTRUCTIO IN SUBSTANTIAL CONFORMITY WITH APPROVED PLANS AND SECIFICATIONS

roperty Location:	Purchaser(s)/Owner(s):
	cordance with section 801 of the Housing Act of 1954 signed Warrantor hereby warrants to the Purchaser(s) in his (their) successors or transferees, that:
stantial conformity with the plans and specific changes and variations therein) which have be Commissioner or the Administrator of Vetera missioner or the Administrator of Veterans Affa however, That this warranty shall apply only to which the Purchaser(s)/Owner(s) or his (written notice to the Warrantor at any time conveyance of title to such Purchaser(s)/Ownering, whichever first occurs: Provided further Owner(s) acquired title to the captioned prop the dwelling thereon, such notice of nonconformatics.	ntified in the caption hereof is constructed in sub- fications (including any amendments thereof, or eccu approved in writing by the Federal Housing ans Affairs on which the Federal Housing Com- airs based his valuation of the dwelling: Provided, to such instances of substantial nonconformity as (their) successors or transferees shall have given or times within 1 year from the date of original er(s) or the date of initial occupancy of the dwell- ty, however, That in the event the Purchaser(s)/ perty prior to the completion of construction of mity to the Warrantor may be given at any time tion or initial occupancy of such dwelling, which-
The term "dwelling" as used herein shall tenances set forth in the plans and specification	be deemed to include all improvements or appur-
or the Administrator of Veterans Affairs has be constructed by a municipality or other gover: This warranty shall be in addition to, and not ch Purchaser(s)/Owner(s) may have under any or	used his valuation of the property, excepting those nmental authority.  in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey
or the Administrator of Veterans Affairs has be constructed by a municipality or other govern. This warranty shall be in addition to, and not the Purchaser(s)/Owner(s) may have under any or ce of title, delivery of possession of the property warer(s), and shall be binding on the Warrantor ined in the contract of purchase or other writin contemporaneously with the execution of this again. IN TESTIMONY WHEREOF, the Warranton	ised his valuation of the property, excepting those inmental authority.  in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey of or other final settlement made by the Purchaser(s), notwithstanding any provision to the contrary contract of the purchaser(s) of executed by the Purchaser(s)/Owner(s) heretofore reement or prior to final settlement.
or the Administrator of Veterans Affairs has ba constructed by a municipality or other govern. This warranty shall be in addition to, and not the Purchaser(s)/Owner(s) may have under any once of title, delivery of possession of the property mer(s), and shall be binding on the Warrantor ned in the contract of purchase or other writin contemporaneously with the execution of this again. IN TESTIMONY WHEREOF, the Warranton	ised his valuation of the property, excepting those inmental authority.  in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey of or other final settlement made by the Purchaser(s), notwithstanding any provision to the contrary contract of the purchaser(s) of executed by the Purchaser(s)/Owner(s) heretofore reement or prior to final settlement.
or the Administrator of Veterans Affairs has ba constructed by a municipality or other govern. This warranty shall be in addition to, and not the Purchaser(s)/Owner(s) may have under any orce of title, delivery of possession of the property mer(s), and shall be binding on the Warrantor ned in the contract of purchase or other writin contemporaneously with the execution of this again. IN TESTIMONY WHEREOF, the Warranton	ised his valuation of the property, excepting those inmental authority.  in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey of or other final settlement made by the Purchaser(s), notwithstanding any provision to the contrary contract of the purchaser(s) of executed by the Purchaser(s)/Owner(s) heretofore reement or prior to final settlement.
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or the Administrator of Veterans Affairs has be constructed by a municipality or other govern. This warranty shall be in addition to, and not the Purchaser(s)/Owner(s) may have under any of ce of title, delivery of possession of the property wher(s), and shall be binding on the Warrantor and in the contract of purchase or other writin contemporaneously with the execution of this again. IN TESTIMONY WHEREOF, the Warranton of the contract of purchase or other writing and the contract of purchase or other writing contemporaneously with the execution of this again.	in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey of or other final settlement made by the Purchaser(s), notwithstanding any provision to the contrary consig executed by the Purchaser(s)/Owner(s) heretofore reement or prior to final settlement.  That signed and sealed this warranty this
or the Administrator of Veterans Affairs has be constructed by a municipality or other govern. This warranty shall be in addition to, and not the Purchaser(s)/Owner(s) may have under any office of title, delivery of possession of the property where(s), and shall be binding on the Warrantor ined in the contract of purchase or other writin contemporaneously with the execution of this again. IN TESTIMONY WHEREOF, the Warrantor y of, 196  (Warrantor's Address)  This warranty is executed for the purpose of iministrator of Veterans Affairs to make, to guarty, and the person signing for the Warrantor repeasance by the Warrantor and by his signature the	is defined his valuation of the property, excepting those inmental authority.  in derogation of, all other rights and privileges which ther law or instrument, and shall survive the convey, or other final settlement made by the Purchaser(s), notwithstanding any provision to the contrary config executed by the Purchaser(s)/Owner(s) heretofore reement or prior to final settlement.  That signed and sealed this warranty this
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	orty Location:	Purchasor(s)/Osaer(s):
here	ing Act of 1954, and Public L	eration, and in accordance with section BOI of the aw 85-857 (38 U.S.C. 1805), the undersigned Warrans) or Owner(s) identified in the caption hereof, a sferees, that:
	is constructed in substantia (including any amendments th have been approved in writin Administrator of Veterans Af or the Administrator of Vete Provided, however, that this	the property identified in the caption hereof 1 conformity with the plans and specifications ereof, or changes and variations therein) which g by the Federal Housing Commissioner or the fairs on which the Federal Housing Commissioner rans Affairs based his valuation of the dwelling: warranty shall apply only to structural defects
	Owners(s) or his (their) such notice to the Murrantor at a original conveyance of title initial occupancy of the dwe however, That in the event to captioned property prior to thereon, such notice of none time or times within 1 year of such dwelling, whichever relements is for 1 year from	ntial nonconformity as to which the Nurchaser(s)/ cessors or transferees shall have given written ny time or times within 1 year from the date of to such Nurchaser(s)/Owner(s) or the date of lling, whichever first occurs: Provided further, he Nurchaser(s)/Owner(s) acquired title to the the completion of construction of the dwelling onformity to the Warrautor may be given at any from the date of completion or initial occupancy occurs first. Warrauty on all of the common such time as units to which 60 percent of the ociation appertain have been transferred to unit
	owners other than the Warran The term "dwelling" as provements or appurtenances which the Federal Housing Co	used herein shall be deemed to include all im- set forth in the plans and specifications upon numissioner or the Administrator of Veterans ion of the property, excepting those constructed
stru prop bind	privileges which such Purchas wment, and shall survive the coerty, or other final settleme ling on the Warrantor notwiths	dition to, and not in derogation of, all other riger(s)/Owner(s) may have under any other law or in onveyance of title, delivery of possession of the nt made by the Purchaser(s)/Owner(s), and shall be tanding any provisions to the contrary contained:
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tofo	ore or contemporaneously with element.  IN TESTIMONY WHEREOF, the Wa	the execution of this agreement or prior to final rrantor has signed and sealed this warranty this
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Communication	Section 1010 of Title 1 transactions," provides: "Wh way the action of such Admin any statement, knowing the s \$5,000 or imprisoned not mor Statutes provide severe pena sentation made for the purpo or insurance or the making of Morrantor no later than insert date 1 year from init date of completion, whicheve  Receipt of this warrant	Warrantor (Signature & Title)  of the purpose of inducing the Federal Housing of Veterans Affairs to make, to guarantee or to d property, and the person signing for the Warrant is authorized to execute the same by the Warrantor is duly bound under the terms and conditions of WARNING  8, U.S.C., 'Federal Housing Administration cover, for the purpose of-influencing in any distration-makes, passes, utters, or publishes ame to be false-shall be fund not more than the terms to be false-shall be fined not more than the terms to be false-shall be fined not more than the terms of influencing the issuance of any guaranty of any loan by the Administrator of Veterans  of tice of nonconformity must be delivered to the (Warrantor shall influencing), date of conveyance of title or revent is applicable.)