# NOTICE OF RIGHT TO CANCEL SALES CONTRACT

Condominium Project: _____

Registration No.: _____ Effective Date of Developer's Public Report: _____

A. I have signed a sales contract for Unit No. _____ in the condominium project described above.

B. I understand that I have a right under Hawaii law to cancel my sales contract up to midnight on the thirtieth (30th) day after the developer has delivered to me:

1. The Developer's Public Report with an effective date issued by the Real Estate Commission, which includes the project's recorded declaration and bylaws, house rules (if any), a letter-sized copy of the condominium map,* and any amendments to the report or the project's documents; and
2. This Notice of Right to Cancel Sales Contract.

C. If I cancel my sales contract, I understand that I will be entitled to the refund of any down payment or deposit that I have made, less any escrow cancellation fee and other costs, up to $250 (§514B-90, HRS). If I decide to cancel, I understand that I may do so by notifying the developer in writing by: (a) personal delivery; (b) registered or certified mail with adequate postage, at the following address: _____ ; or (c) facsimile (fax) transmission at the following fax number: _____ . My written cancellation may be any written statement signed and dated by me that states my decision to cancel my sales contract, or I may use this Notice by checking the appropriate box, signing and dating this Notice and returning it to the developer.

D. I understand that if I do not cancel my sales contract by the deadline described in Section B above, or if I close the purchase of the unit before the deadline described in Section B above, I will be considered to have waived my right to cancel my sales contract under Hawaii law. I also understand that I can waive my right to cancel my sales contract under Hawaii law by checking the appropriate box below, signing and dating this Notice and returning it to the developer.

E. If I have received this Notice of Right to Cancel Sales Contract more than six (6) months after the date I received the Developer's Public Report, I understand that the developer is required to either resend me a copy of the report and any amendments to it, or to make the documents available on a publicly accessible website. If this applies to me, I would like delivery as follows ( *check one* ):

☐ Mail them to me at my address on the sales contract

☐ I will view them on the website at _____ .
*(insert web address)*

☐ I received them at the same time I received this notice of Right to Cancel Sales Contract

**I HAVE RECEIVED AND READ THIS NOTICE, I HAVE HAD AN OPPORTUNITY TO READ THE DEVELOPER'S PUBLIC REPORT, I UNDERSTAND THE DEVELOPER'S PUBLIC REPORT, AND (*check one or none of the following* ):**

☐ **I WAIVE MY RIGHT UNDER HAWAII LAW TO CANCEL MY SALES CONTRACT.**

☐ **I EXERCISE MY RIGHT UNDER HAWAII LAW TO CANCEL MY SALES CONTRACT.**

_____ _____
Signature Date

_____ _____
Signature Date

* If it is impractical to include a letter-sized map, the developer must provide written notice of an opportunity to examine the map.

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.*