



# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## Ka`uluokaha`i Subdivision

### Turnkey Homes Frequently Asked Questions

1. **Is the Orientation meeting on July 14th mandatory?**

No, attendance at the orientation meeting is not mandatory. However, this is your opportunity to obtain information about the project and ask questions.

2. **Is the Lot Selection meeting on September 29th mandatory?**

Only those who submit their Response Form and prequalification letter from a lender by August 31, 2018 must be present to select a lot when your name is called. If circumstances prevent you from attending the meeting, you may authorize someone to act as your proxy by way of a notarized "Lot Selection Authorization" form, which must be presented at the time of lot selection, however, the minimum requirements still apply. The "Lot Selection Authorization" form will be available at the orientation meeting.

If you do not meet the minimum requirements above, do not select a lot, or do not attend the meeting, then you will be deferred from this offering. You will be eligible to participate in future offerings subject to availability of lots and your ability to meet the terms and conditions of home options at that time.

3. **What happens if I am unable to select a lot on September 29th?**

If you are unable to select a lot on September 29th you will be deferred from this offering. You will be eligible to participate in future offerings subject to availability of lots and your ability to meet the terms and conditions of home options at that time.

4. **What do you mean by deferral?**

A deferral means you are not able or interested in pursuing a lot award now. You can choose to defer by notifying the Department or you will be automatically deferred if we do not hear from you regarding this award offering. You will retain your current place on the UI or applicant list and will be eligible for future offerings in East Kapolei II B/C. A Deferral Form is enclosed for your convenience.

5. **If I transfer my lease will the transferee be able to select a lot on September 29th?**

The transfer must be **complete** for the transferee to select a lot. It is highly recommended that if the lessee intends to transfer their lease, the request and required documents are submitted as soon as possible.

6. **What are the plans for more developments in East Kapolei?**

Another subdivision is planned for late 2019 (subject to change)

7. **What home options will be available at the Lot Selection meeting on September 29th?**

For this offering, the Department will *only offer Turnkey homes ranging from a 2 bedroom/1 bath up to a 5 bedroom/3 bath. See enclosed Ka`uluokaha`i model home brochure.*

## **Ka`uluokaha`i Subdivision**

### **Turnkey Homes**

#### **Frequently Asked Questions (continued)**

**8. What are the requirements for the Turnkey homes?**

Lessee must financially pre-qualify with an approved lender for the purchase price of selected model. Home prices are estimated to range from the mid \$200,000 (2bd/1 bath) to the high \$300,000 (5 bd/3 bath).

**9. What is the build schedule for the Turnkey homes?**

Gentry Kapolei Development plans to start construction of homes in November 2018. There are 3 homes available from the first offering in increment 1 that can close starting November 2018. The first occupancy for the remaining 60 homes would be in March 2019. If all 63 homes are sold, the last home would be occupied in September 2019. If it appears that there will not be 63 pre-qualified buyers for this offering, the project will be divided into increments, and only lots in Increments 2 will be available for selection at this time.

#### **Vacant Lot/Owner builder Questions:**

**10. Will there be other home options available besides turn-key homes?**

The Department expects to offer up to 60 vacant lots after all turnkey lots are awarded. More information about the vacant lots will be provided at a later date.

All information provided is subject to change.