

STATE OF HAWAII

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
("HHFDC")

# INFORMATION PACKET

FOR

## ILILANI

A FOR SALE HOUSING PROJECT  
HONOLULU, OAHU, HAWAII

DEVELOPER:

**ILILANI, LLC**

EXCLUSIVE SALES BROKER:

**LOCATIONS LLC** (RB-17095)

at the Project Sales Center  
1311 KAPIOLANI BLVD, STE 4  
HONOLULU, HI 96814

**liveililani.com**  
**(808) 591-1388**

The information included in the Application and Information Packets are not offers to sell any unit in the project, rather to provide information of HHFDC's requirements to purchase a unit developed under HHFDC's affordable sales program. Any information about the proposed project or any unit, including prices, design and availability are preliminary and subject to change.

5.2023

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**QUESTIONS related to this Project, including HHFDC’s requirements to purchase, own, sell and status of the Project, MUST BE DIRECTED to the Developer’s selected EXCLUSIVE SALES BROKER (the “Broker” or “Sales Team”) below. Or VISIT the ILILANI Sales Gallery:**

**LOCATIONS LLC (RB-17095)  
at the Project Sales Center  
1311 Kapiolani Blvd, Ste 4  
Honolulu, HI 96814**

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(808) 591-1388**

## IMPORTANT MESSAGE – READ CAREFULLY

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This is the **Information Packet** for the affordable units in the Project,

The **Project Information Packet** (considered a part of the Application Packet) **contains important and general information**, such as HHFDC’s requirements for purchasing an affordable unit and an overview of the Project; the Project Description; Commonly Used Terms, such as “Eligible Purchaser” and “Income”; and copies of supplemental forms, if required, such as the Adult Household Member Acknowledgement and Verification of Employment forms. It is recommended you **read through the information carefully** to understand and determine if you meet HHFDC’s requirements to purchase and also to ensure submitting a “Complete Application Packet<sup>1</sup>” to the EXCLUSIVE SALES BROKER (hereinafter, the “Broker” or “Sales Team”) as named below.

**To become an Eligible Purchaser**, interested persons must be determined by the HHFDC to be an applicant who (1) is a “First-Time Homebuyer” **or** a “Qualified Resident”, **and** who demonstrates a need for affordable housing and (2) who meets all eligibility, asset and income requirements.

Submit a “Complete Application Packet” by ELECTRONIC UPLOAD or IN-PERSON to the EXCLUSIVE SALES BROKER named below.

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<sup>1</sup> Refer to Appendix 1 of the Information Packet for definitions/explanations of commonly used terms used by HHFDC in accordance with the affordable for sale program.

### PRIVATE - PUBLIC PARTNERSHIP

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The HHFDC has approved ILILANI, LLC as an Eligible Developer (the “Developer”) to construct and sell the units in the ILILANI, A For Sale Housing Project, (the “Project”). The Project is comprised of 328 (197 affordable and 131 market priced) units. The affordable units are the subject of this Information Packet and include HHFDC’s use, sale and transfer requirements in accordance with Chapter 201H, Hawaii Revised Statutes (HRS), related Hawaii Administrative Rules (HAR) and current HHFDC policies (the, “Requirements”).

**LOCATIONS LLC (RB-17095)**  
**at the Project Sales Gallery**  
1311 Kapiolani Blvd, Ste 4  
Honolulu, HI 96814

**liveililani.com**  
**(808) 591-1388**

# ililani

615 KEAWE ST. in KAKA'AKO

## AFFORDABLE RESIDENCES

- *Affordable Units Available:  
Please Contact a Sales Team Member*
- *Multiple lobby access to minimize close  
proximity in the public areas*
- *E-Lounge expanded to increase privacy when  
working from home*
- *Large outdoor recreation deck with  
partitioned spaces and outdoor exercise*



Ililani located at 615 Keawe Street, Honolulu will offer 328 residences in fee simple, 197 of which will be offered as affordable housing units to owner-occupants who meet all of the requirements of Hawai'i Housing Finance & Development Corporation ("HHFDC") and 131 units as market priced units. The tower will provide affordable 1 bedroom unit starting at \$333,600 and affordable 2 bedroom units ranging in price from \$578,100 to \$649,100. Unit offering and sales will be made in accordance with applicable sections of Hawai'i Revised Statutes Chapters 201H and 514B, Hawai'i Administrative Rules Chapter 15-308 and current HHFDC policies.

Interested persons must be a "qualified resident" who demonstrates a need for affordable housing ("Eligible Purchasers") and must download an Application, Information Packet, and Submission Instructions at [www.liveililani.com/affordable-housing/](http://www.liveililani.com/affordable-housing/). The designated units will be offered to "Eligible Purchasers" according to HHFDC's affordable sales program. If you have any questions, please submit them to [info@liveililani.com](mailto:info@liveililani.com).

A "qualified resident" is a person who:

(1) Is a citizen of the United States or a resident alien;

(2) Is at least eighteen years of age;

(3) Is domiciled in the State of Hawai'i; and will physically reside in the unit to be purchased;

(4) Has a gross income sufficient to qualify for the loan to finance the purchase; and

(5) Meets the following qualifications"

(A) Is a person who either by the person's self, or together with spouse or household member, does not own a majority interest in fee simple or leasehold lands suitable for dwelling purposes or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds legal title to the land; and

(B) Is a person whose spouse or household member does not own a majority interest in fee simple or leasehold lands suitable for dwelling purposes or more than a majority interest in lands under any trust agreement or any other fiduciary arrangement in which another person holds the legal title to the land, except when husband and wife are living apart under a degree of separation from bed and board issued by the family court pursuant to Hawai'i Revised Statutes § 580-71.

These units will be made available to any "qualified resident" without regard to race, sex, color, religion, marital status, familial status, national origin, person with a disability status, age, or human immunodeficiency virus infection.

Ililani is a proposed project that is being developed by Ililani, LLC and does not yet exist. All figures, facts, information and prices included in this advertisement are approximate and subject to change at any time.



Locations

Exclusive broker Locations  
LLC - RB-17095

For more information  
please email us at:

[info@liveililani.com](mailto:info@liveililani.com)

Visit our website to learn more: [WWW.LIVEILILANI.COM](http://WWW.LIVEILILANI.COM)





# OVERVIEW OF HHFDC'S AFFORDABLE SALES PROGRAM REQUIREMENTS ("Program") FOR THE ILILANI PROJECT

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## PART 1 – REQUIREMENTS TO PURCHASE

### A. IMPORTANT. READ CAREFULLY.

- A.1 Persons interested in purchasing a unit ("Applicant\*") under the Program must,
- be a **"First-Time Homebuyer"**<sup>1</sup>, or **Qualified Resident**<sup>1</sup>;
  - have Total Household Income<sup>1</sup> that does not exceed the project income limits according to Total Household Size<sup>1</sup>, as determined by the HHFDC;
  - have assets for initial deposit and down payment, as verified by a project loan officer;
  - have sufficient gross income to qualify for a loan to finance the purchase, as evidenced by a prequalification letter from a project lender;
  - demonstrate a need for affordable housing; and
  - fill-out and submit a Complete Application Packet<sup>1</sup>, for HHFDC review and confirmation of meeting the foregoing requirements, ("Eligibility Requirements").
- A.2 Persons expecting to be on title of the unit with the applicant ("Co-Applicant<sup>1</sup>") must meet the Eligibility Requirements.
- A.3 The HHFDC, in its sole and absolute discretion, will determine if the applicant meets the Eligibility Requirements following review of the applicant's completed application<sup>2</sup> packet submitted to the project sales team agent.
- A.4 HHFDC notice of determination will be made in writing, and sent by email thru the Project Sales Team Agent, after all the applications received by the initial deadline date, are reviewed.

\* An "Applicant" includes the applicant's spouse and all co-applicants, if applicable.

<sup>1</sup> Refer to Appendix 1 for definitions of Commonly Used Terms used herein.

<sup>2</sup> **The applicant and any household member found to have willfully submitted false information, made misstatements, or withheld important information shall be deemed to be ineligible for the project and disqualified from future HHFDC projects, provided that the HHFDC shall not waive its right to pursue any other recourse provided by law.**

## B. ELIGIBILITY REQUIREMENTS

### B.1 A “First-Time Homebuyer”, is a person who:

is a qualified resident<sup>1</sup> who has not owned any unit anywhere for a period of one-year prior to the date of application for a lower cost housing unit.

### B.2 A Qualified Resident, is a person who:

- a. is a citizen of the United States or a resident alien;
- b. is at least eighteen years of age;
- c. is a legal resident of the State of Hawaii, who now physically resides in the State of Hawaii and shall physically reside in the unit purchased;
- d. does not own, either by the person’s self, person’s spouse, household member or together with a spouse (unless separated and living apart under decree from a court of competent jurisdiction) or household member: (1) a majority interest in fee simple and/or leasehold lands suitable for dwelling purposes; or (2) a majority interest in land under any trust agreement or other fiduciary arrangement in which another person holds legal title to such land – anywhere in the world; and
- e. has sufficient gross income to qualify for the loan to finance the purchase.

### B.3 Total household income. All persons 18-years and older living or intending to live in the unit with the applicant must disclose income received from all sources listed on the household income worksheet found in the Project application packet. Refer to the Appendix 1 herein for the household income limits according to household size.

### B.4 Total household size. All persons living, or intending to live in the unit with applicant must be included as a household member or co-applicant. An applicant’s spouse that does not meet the eligibility requirements will be counted toward the total household size, but cannot be a purchaser.

### B.5 Prequalification letter. Income is required to qualify for the loan to purchase a unit. Inquire with a project loan officer for the minimum income required to purchase a unit.

- Assets for initial deposit and down payment is also required.
- Financial assistance to purchase, such as a Co-Signor, (1%) Co-Mortgagor and/or Gift funds (limited to 35% of the selected purchase price), is acceptable.
- An applicant intended to purchase a unit with cash does not require assistance of the Program to become a homeowner and will be deemed ineligible to purchase in the Project.
- All income and financial assistance must be verified by the selected project loan officer and included on the prequalification letter. Refer to the Project Lender Pre-Qualification Checklist for verification documents required of the lender.

### B.6 **Demonstrating a need for affordable housing** means the HHFDC will review the applicant’s information and documentation in consideration of the following.

- a. Household income according to household size. A person’s “Total Household

Income”<sup>1</sup> must not exceed the Project income limits based on the person’s total household size. Refer to the Appendix 1.

- b. Whether or not the present housing is below standard
- c. Whether or not the applicant’s need for housing has arisen due to displacement by governmental action; and
- d. Other pertinent factors, including but not limited to the following.
  - 1) Previous purchase/ownership and sale of a home developed or sponsored by a government agency, such as the Hawaii Community Development Authority (HCDA), Hawaii Housing Authority, Housing Finance and Development Corporation, Hawaii Housing Finance and Development Corporation or any County under HRS Chapters 359G, 201E, 201G or 201H; **except however**, that HHFDC may, on an individual basis, allow a person who had previously purchased a government developed or sponsored home to reapply under certain circumstances. Refer to the Application Packet.
  - 2) Applicant has not entered into a binding agreement to purchase an affordable unit developed under the HHFDC or other government sponsored affordable housing program (i.e. HCDA, County Agency).
  - 3) Applicant is approved to purchase a government sponsored affordable unit in another project and **will not** enter into an agreement to purchase the other affordable unit within (7) months of applying to this Program.
- e. Compliance with the Eligibility Requirements and overall mission of the agency and intent of the Program.

B.7 The following are a few examples of **not having a need** for affordable housing.

- a. Property Ownership. Applicant and/or any household member, currently owns real property and occupies said real property as their principal residence; applicant divests interest in the real property during the application period (cause for automatic disqualification from the project and future HHFDC projects); applicant’s real estate assets exceed the cost of the lowest priced unit in the affordable housing project based on applicant’s household and income size.
- b. Income. Applicant does not have income **or** is financially dependent on someone other than self; Applicant’s total household income according to total household size exceeds the household income limit for the project.
- c. Prior purchase in a government sponsored project. Applicant, spouse, co-applicant, co-applicant spouse and/or other household member previously purchased and sold a home developed or sponsored by a government agency (state, county, federal) and the sponsoring agency did not repurchase the unit.
- d. Applicant has entered into a binding agreement to purchase an affordable unit developed under the HHFDC or another government sponsored affordable housing program (i.e. HCDA, County agency).

- e. Applicant will enter into an agreement/contract to purchase another government sponsored affordable unit within (7) months of applying to this Program.

#### **B.8 Eligible Purchaser Requirements.**

Persons who are deemed to meet HHFDC's Eligibility Requirements as evidenced by submission of a complete application packet, shall be approved by HHFDC as an Eligible Purchaser<sup>1</sup>.

- a. Eligible Purchasers **must maintain the Eligibility Requirements** from date of HHFDC's approval letter through the close of the purchase contract.
  - 1) **Exception is made ONLY in the case of income which is determined at the time of application only; unless a change occurs to the applicant's original application, then income will be reviewed based on current income guidelines.**
  - 2) The applicant will be required to sign an affidavit confirming continued eligibility (Eligibility Requirement Affidavit) as part of the purchase contract and closing process.
  - 3) HHFDC reserves the right to request the applicant update the application if purchase has not closed, as required and/or when requested by HHFDC in its sole discretion. Refusal to provide an updated application is cause for determination of ineligibility.
- b. Only Eligible Purchasers can hold title to the property. Persons expecting to be on title to the property must be approved by HHFDC as an Eligible Purchaser.
- c. Applicant must notify HHFDC in writing through the Sales Team, of **ANY** changes to the submitted application, such as contact information, household size, marital status, etc.
  - 1) Any requested changes received during the initial public offering period will be processed after the public drawing event is completed.
  - 2) Failure to timely notify the Sales Team Agent or HHFDC of the changes affecting the applicant/buyer's eligibility at any time during the qualification or purchase process may result in HHFDC's determination of ineligibility to purchase.
  - 3) The applicant/buyer is responsible for any incurred costs resulting from HHFDC's determination of ineligibility.

### **C. APPLICATION FORM REQUIREMENTS**

- C.1 Persons interested in purchasing a unit in this Project must provide sufficient information and documentation in a form acceptable to the HHFDC, to verify the applicant's household income and size; financial ability; and need for affordable housing, as evidenced by a complete application form. Refer to the Application Packet for instructions and requirements.

~~C.2 Applications submitted before the application deadline date may be included in the~~

~~process described in Part 2 below.~~

- C.3 Applications submitted after the deadline date may be considered for the waitlist on a first-come, first-serve basis. HHFDC will review the waitlist applications after the initial offering process is completed.
- C.4 Information listed on the application form will be entered into a project database monitored by HHFDC for tracking and reporting purposes.

❖ **IMPORTANT.** Persons found to make any false statements knowingly in connection with HHFDC's application shall constitute perjury and is a crime punishable under the provisions of the Hawaii Penal Code; and is cause for automatic disqualification from purchasing in the Program and future HHFDC projects, including owner occupant market units within the same project. HHFDC will take necessary steps under the law to insure the integrity of the Program.

## D. HHFDC APPLICATION REVIEW REQUIREMENTS

~~D.1 All applications received prior to the Application Deadline date will be reviewed by the HHFDC before starting the process described in Part 2 below.~~

### D.2 NOTICE OF ELIGIBILITY APPROVAL or DISAPPROVAL

- a. The applicant will be notified in writing by HHFDC, of their application status prior to proceeding with the process described in Part 2 below. Refer to the Application Packet for the application deadline date.
- b. **If approved**, the applicant will be deemed an eligible purchaser and will be provided with detailed information of the next step process described in Part 2 below.
  - 1) Advance information of the next steps listed in Part 2 **will not** be available or provided until HHFDC has completed the review and determination of all applications received before the application deadline date.
  - 2) To avoid delay with receiving your information, keep your address current. The applicant shall be responsible for providing and maintaining current mailing address with the Sales Team Agent.
- c. **If disapproved**, the applicant will be deemed ineligible to purchase. HHFDC will provide the reasons for disapproval.
  - 1) If applicant disagrees with HHFDC's determination of ineligibility, applicant may submit a written request for reconsideration within ten (10) days of the date of HHFDC's written notice **and must** include supporting documentation to support its position of eligibility.
  - 2) If a response is not received within the specified time, HHFDC's determination shall be final.
  - 3) HHFDC requires a minimum of (14) days to review applicant's appeal.
  - 4) If reconsideration is approved, applicant will be placed at the end of the initial Eligible Purchaser list.

- d. **Incomplete Applications.** Applications determined by the HHFDC to be incomplete



shall automatically be deemed ineligible.

- e. **Circumvention of HHFDC Program Rules.** The applicant and/or any of the household members determined to have circumvented HHFDC's Program rules **shall be automatically disqualified from participating in the Program and future HHFDC projects.**

## **PART 2 –PROCESS FOR UNIT SELECTION**

❖ Sections A and B below, only apply to applications received prior to the Application Deadline.

### **~~A. PRIORITY GROUP~~**

- ~~A.1 Based on HHFDC's review of the submitted, completed application packet and supporting documents, HHFDC, in its sole discretion, will assign the Eligible Purchaser to a priority group established for the project.~~
- ~~A.2 Any discrepancies brought to the attention of the HHFDC by the applicant, will be reviewed after the lottery.~~
- ~~A.3 If applicable, changes to applicant's assigned priority group shall be determined in HHFDC's sole and absolute discretion, upon receipt of additional supporting documents, as may be requested.~~

### **~~B. PUBLIC DRAWING~~**

- ~~B.1 A public drawing ("lottery") is required for all HHFDC sponsored affordable sales developments. Further details of the step-by-step process will be provided by HHFDC to Eligible Purchasers with the (application) approval letter.~~

### **C. UNIT SELECTION REQUIREMENTS**

- C.1 Developer, through its Broker, will notify all Eligible Purchasers of their Property Selection Number (PSN). Requirements for unit selection will be provided at a later date. The PSN determines unit selection order. Details of how the PSN is determined will be provided by HHFDC to Eligible Purchasers with the (application) approval letter.

### **D. PURCHASE CONTRACT SIGNING REQUIREMENTS**

- D.1 Developer, through its Broker, will notify Eligible Purchasers of the contract signing event (date, time, location, process) and requirements to sign the sales contract, such as a mortgage pre-approval letter, unit selection preference worksheet and initial deposit payment.

## **PART 3 – CLOSING PROCESS**

### **A. PRE-CLOSING REQUIREMENTS**

Prior to closing, Buyer will be notified by Developer/Broker, in writing, of the closing process and the anticipated closing date.

A.1 Homeownership Counseling Class.

- a. HHFDC requires the buyer complete a homeownership counseling and training program provided by a U.S. Department of Housing and Urban Development (HUD) approved housing counseling agency, regardless, if buyer has already taken a similar class.
- b. The purpose for the homeownership counseling and training program is to provide the buyer with tools and resources to handle economic problems, and understand, accept and prepare for the inherent responsibilities associated with homeownership.
- c. The buyer must submit a certificate of completion from the designated HUD-approved housing counseling agency as evidence of completing such requirement in order to close the purchase.
- d. **Failure to timely complete the class or provide a completion certificate may result in closing delays, additional fees due to the delays, and/or HHFDC cancellation of the buyer's purchase agreement.**

A.2 Eligibility Update.

- a. If required by the HHFDC, the buyer must re-certify eligibility requirements to purchase the selected unit by completing and submitting an updated application to the Sales Team Agent. Buyer will be notified of this requirement in writing.
- b. **Failure to timely complete the recertification may result in closing delays, additional fees due to the delays, and/or HHFDC cancellation of the buyer's eligibility to purchase.**

**B. CLOSE OF SALE / RECORDED TRANSFER OF OWNERSHIP**

- B.1 Upon closing, escrow will provide buyer with a copy of buyer's final settlement or closing statement (itemized costs of the transaction) and a fully-executed copy of the recorded property deed document.
- B.2 The Sales Team Agent will coordinate transfer of the unit keys for owner to schedule move-in with the property management company.
- B.3 **Buyer is encouraged to retain copies of all sales and closing documents, such as the closing statement for tax purposes, if applicable; and the recorded deed for files, future reference and compliance with the HHFDC Program and other provisions which may still be applicable after final close of the purchase.**

\* \* \* \* \*

***For questions or clarification of any information provided in this Information Packet or in the Application Packet, contact the Sales Team Agent as noted on the Exclusive Sales Broker Profile located in this Information Packet.***

# ililani

## OUR TEAM

We are here to answer any questions you may have about our Ililani Experience.  
Reach out to us and we'll respond as soon as we can.

📍 1311 Kapiolani Blvd, Honolulu, HI 96814    ☎ (808) 591-1388



**Noa Hussey**  
RS-78823 | **SALES MANAGER**  
[noa@liveililani.com](mailto:noa@liveililani.com)  
(808) 732-5091



**Youngsook Anna On, (RS)**  
RS-73891 | **SALES ASSOCIATE**  
[anna@liveililani.com](mailto:anna@liveililani.com)  
(808) 230-3311



**Brandon Sakata, (RS)**  
RS-77204 | **SALES ASSOCIATE**  
[brandon@liveililani.com](mailto:brandon@liveililani.com)  
(808) 222-5244



**Wendy Doana, (RB)**  
RB-23622 | **SALES ASSOCIATE**  
[wendy@liveililani.com](mailto:wendy@liveililani.com)  
(808) 699-6737

# Ililani For Sale Housing Project

## Financing Option Worksheet

### Affordable Units

	1-Bedroom	2-Bedroom	2-Bedroom	2-Bedroom
<b>30-Year Fixed</b>				
	<u>5% Down</u>	<u>5% Down</u>	<u>5% Down</u>	<u>5% Down</u>
Purchase Price	\$333,600	\$578,100	\$592,000	\$646,100
Loan Amount:	\$316,920	\$549,195	\$562,400	\$613,795
Down Payment Loan to Value	95%	95%	95%	95%
Interest Rate *	6.000%	6.000%	6.000%	6.000%
Points	1.0%	1.0%	1.0%	1.0%
APR	6.024%	6.026%	6.027%	6.029%
<b>Estimated Closing Costs:</b>				
Down Payment (\$):	\$16,680	\$28,905	\$29,600	\$32,305
Loan Points	\$3,169	\$5,492	\$5,624	\$6,138
Estimated Closing Costs**	\$4,300	\$5,100	\$5,200	\$5,300
Estimated Prepaid Items***	\$3,300	\$4,900	\$5,000	\$5,300
<b>Total Estimated Cash Needed:</b>	<b>\$27,449</b>	<b>\$44,397</b>	<b>\$45,424</b>	<b>\$49,043</b>
<b>Estimated Monthly Payment Details:</b>				
Principal & Interest	\$1,900	\$3,293	\$3,372	\$3,680
Maintenance Fees	\$344	\$453	\$455	\$479
Estimated Property Taxes	\$97	\$169	\$173	\$188
Estimated Mortgage Insurance	\$119	\$206	\$211	\$230
Estimated HO6 Condo Insurance	\$25	\$30	\$35	\$30
<b>Estimated Total Monthly Payments</b>	<b>\$2,485</b>	<b>\$4,150</b>	<b>\$4,245</b>	<b>\$4,608</b>
<b>Finance Options Presented By:</b>				
<b>HHFDC 2022</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>120% AMI</b>	<b>140% AMI</b>
Maximum HHFDC Eligible Income 1-person household	\$73,200	\$91,500	\$109,800	\$128,100
Maximum HHFDC Eligible Income 2-person household	\$83,600	\$104,500	\$125,400	\$146,300
Maximum HHFDC Eligible Income 3-person household	\$94,080	\$117,600	\$141,120	\$164,640
Maximum HHFDC Eligible Income 4-person household	\$104,480	\$130,600	\$156,720	\$182,840

\* Estimated Closing Costs Include - Lender's Fees (\$1,000), appraisal (\$850), Escrow & Title Insurance, recording fees, transfer tax

\*\* Estimated Prepays Include - 15 Days Mortgage Interest, 6 Months Property Taxes, 3 Months Maintenance fee 1 Year Condo Insurance, 4 months Escrow impounds for property taxes and insurance.

Maintenance Fess were calculated using \$0.58/SF for living area not including lanai area.

H0-6 was estimated to be \$25 per month for units \$300,000 to \$400,000; \$30 per month or units \$401,000 to \$500,000; \$35 per month for units \$500,001 to \$600,000

Estimated property taxes were calculated using sales price/1000\*3.5/12 months

Mortgage Insurance priced out with National MI, 30% coverage, 720 FICO credit score, 45% debt ratio

These sample situations listed are exclusive to the Ililani project. All amounts are approximations based on sample situations listed and may not reflect what would apply to specific borrowers. Charges and fees in these examples were calculated based on a Qualifying Interest Rate of 6.0%, an origination charge of 1% of the loan amount, 5% of the purchase price down and other factors listed above. Actual Interest Rate, charges, and fees will be determined upon application with a lender

All rates and points shown are for owner-occupant loans based on a loan term of 30 years, unless otherwise stated, and are subject to change or cancellation without notice and subject to loan qualifications based on the lender's underwriting guidelines. Other restrictions or fees may apply. Terms and offer of credit are subject to application and credit approval.



# Finance your home at Ililani with Bank of Hawai'i

Let our mortgage team help you make memories in your very own home.



**Destenie Turner**  
Executive Loan Officer,  
AVP  
NMLS ID# 787146  
Phone: 808-694-8561  
Cell: 808-294-0332



**Michael Manago**  
Senior Loan Officer,  
Officer  
NMLS ID# 617729  
Phone: 808-694-8533  
Cell: 808-347-5668



**Kai Yamamoto**  
Executive Loan  
Officer, VP  
NMLS ID# 609940  
Phone: 808-694-6092  
Cell: 808-265-3142



In total dollars and number of loans  
made in the State of Hawaii.<sup>†</sup>

<sup>†</sup>#1 Residential Lender ranking is for total number of residential loans and total dollars made by a lender in the State of Hawaii in 2022. Information compiled by Title Guaranty derived from Hawaii Bureau of Conveyances tax data recorded information for 2022. Information is deemed reliable but not guaranteed.



**ililani**  
RETHINK HOME

For more information, call one of our Loan Officers.



Let us help secure the home of your dreams.



**Spencer Lee**  
VP, Sales Manager  
808-729-1919  
NMLS #844697



**Kenneth Leung**  
VP, Sales Manager  
808-347-6359  
NMLS #362580



**Donn Hoshide**  
VP, Mortgage  
Loan Manager  
808-256-8232  
NMLS #377702



**Celia Fujikami**  
AVP, Sr. Mortgage  
Loan Officer  
808-782-8857  
NMLS #315429



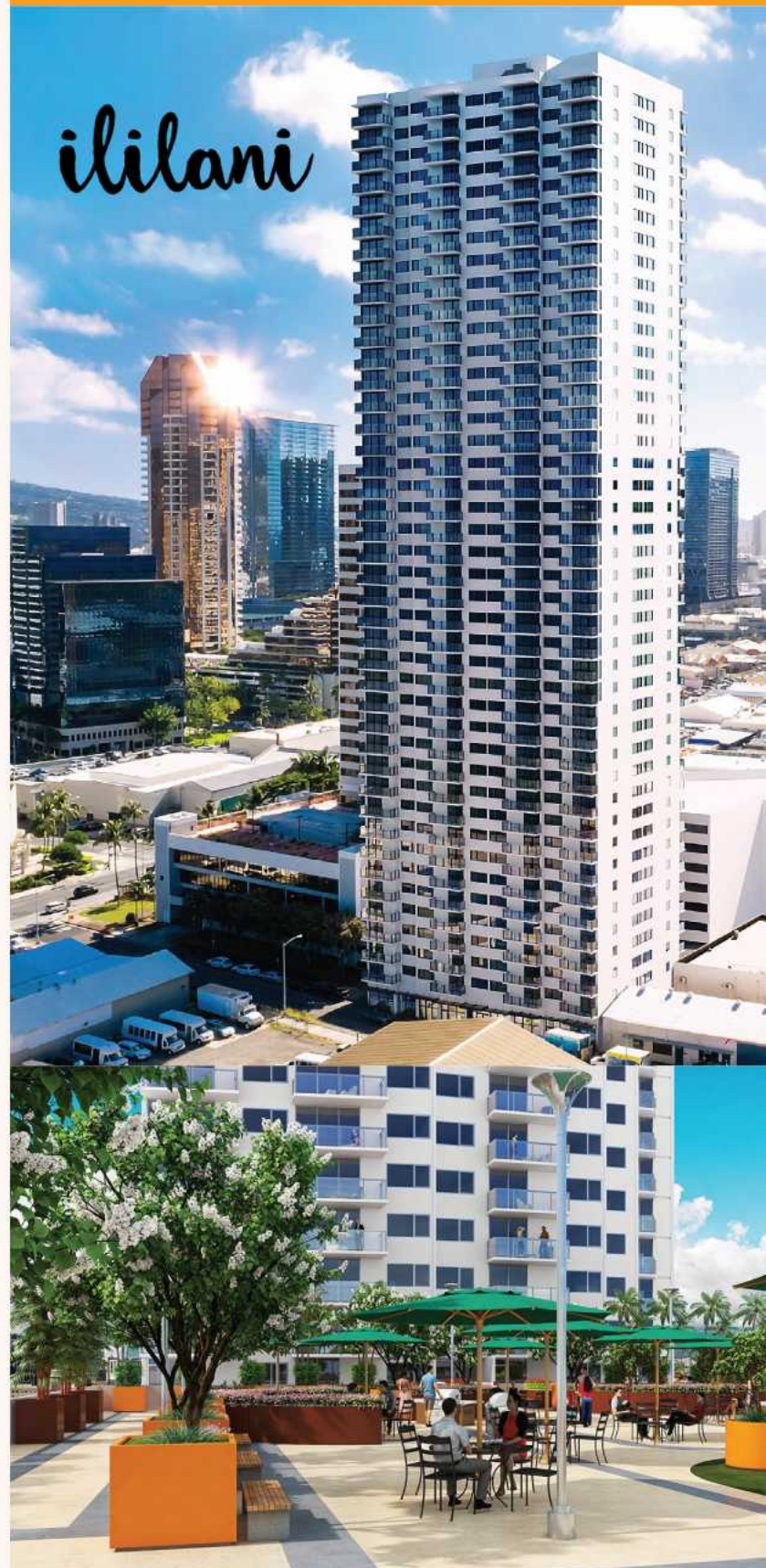
**Craig Nakashima**  
AVP, Sr. Mortgage  
Loan Officer  
808-561-5012  
NMLS #310799



**Paul Tse**  
Mortgage  
Loan Officer  
808-208-4465  
NMLS #1045323  
说广东话和普通话



**Tom Chua**  
AVP, Sr. Mortgage  
Loan Officer  
808-723-5667  
NMLS #996217  
说广东话和普通话



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AVP and Private Banking  
Mortgage Loan Officer  
808-532-9883 or 808-779-4876  
[bkaneshiro@fhb.com](mailto:bkaneshiro@fhb.com)  
NMLS ID #881938



**Yuko Omorai**  
AVP & Private Banking  
Mortgage Loan Officer  
808-525-8965 or 808-227-7294  
[yomorai@fhb.com](mailto:yomorai@fhb.com)  
NMLS ID #1645209  
Japanese Speaking



**Cynthia Spencer**  
Mortgage Loan Officer  
808-488-7246 or 808-725-7521  
[cspencer@fhb.com](mailto:cspencer@fhb.com)  
NMLS ID #1576731



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**Tana Feeley**  
SVP of Mortgage Lending  
(808) 650-2169  
tana.feeley@rate.com  
NMLS: 316243

1001 Bishop Street,  
Ste. 1000& 1001  
Honolulu, HI 96813



**D.J. Dole**  
SVP of Mortgage Lending  
(808) 650-2168  
dj.dole@rate.com  
NMLS: 674838

1001 Bishop Street,  
Ste. 1000& 1001  
Honolulu, HI 96813



**Angela Lim**  
VP of Mortgage Lending  
(808) 339-3920  
angela.lim@rate.com  
NMLS: 316784

1001 Bishop Street,  
Ste. 1000& 1001  
Honolulu, HI 96813



**Steven Penske**  
VP of Mortgage Lending  
(808) 339-3927  
steven.penske@rate.com  
NMLS: 379410

1001 Bishop Street,  
Ste. 1000& 1001  
Honolulu, HI 96813



**Justin Enos**  
VP of Mortgage Lending  
(808) 650-2175  
justin.enos@rate.com  
NMLS: 1147361

1001 Bishop Street,  
Ste. 1000& 1001  
Honolulu, HI 96813



EQUAL HOUSING LENDER Tana Feeley NMLS ID: 316243; HI - HI-316243 || D.J. Dole NMLS ID: 674838; HI - HI-716937 || Angela Lim NMLS ID: 316784; HI - HI-674838 || Steven Penske NMLS ID: 379410; HI - HI-379410 || Justin Enos NMLS ID: 1147361; HI - HI-1147361 || NMLS (Nationwide Mortgage Licensing System) ID 2611 • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699 • HI - Lic#HI-2611 • WA - Lic #CL-2611

## Project Lender Pre-Qualification Checklist

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**\*Note documentation must go to the HHFDC and your lender independently of each other.**

**\*\*Where duplicate paperwork is required, the buyer is responsible for providing the necessary copies.**

### **Lender Checklist - copies only**

*For every borrower on the loan application*

- ☐ Current pay stubs (1-month history) for all sources of employment including part-time work
- ☐ 2 most recent years of W-2 Forms
- ☐ Last 2 years of Federal Personal Income tax returns
- ☐ Last 2 years of business returns as applicable
- ☐ 2 months of consecutive asset statements showing sufficient funds to close and reserves as applicable
- ☐ Child support, alimony, social security, pension, bonus, VA benefits and all other forms of income
- ☐ Gift Letter. **Buyer's gift funds cannot exceed 35% of the purchase price of buyer's preferred unit.** Gift letter from *related* party assisting buyer(s) with the down-payment for the purchase.