

Ka Malanai at Kailua
Lottery Instructions for Website

1. Sign and notarize the "Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Townhome Condominium Unit" ("Owner-Occupant Affidavit"). The form of the Owner-Occupant Affidavit is available on line or may be obtained from the Ka Malanai at Kailua sales office at 407 Uluniu Street, #105, Kailua, Hawaii 96734. The Owner-Occupant Affidavit may not be signed by an Attorney-in-Fact.
2. Complete the Lottery Registration Form. The form of the Lottery Registration Form is available on line or may be obtained from the Ka Malanai at Kailua sales office.
3. Return the original signed and notarized Owner-Occupant Affidavit and Lottery Registration Form to the Ka Malanai at Kailua sales office by either mail or hand delivery.

Please note the lottery for units in Building 3 is scheduled for March 29, 2014. The Owner-Occupant Affidavit and Lottery Registration Form must be returned to the Ka Malanai sales office by March 28, 2014 at 12:00 p.m.

Prospective owner occupants will be given the opportunity to purchase a designated unit in the order in which they were selected in the lottery. Their priority number or lottery number will be assigned on the basis of the order in which each is chosen in the lottery. Each prospective owner occupant purchaser, in the order in which they are selected in the lottery, will be given the opportunity to first select a unit from the designated units available and not previously selected. Based on that selection, the prospective owner-occupant purchaser shall execute either (i) a unit selection form and make a deposit of \$1,000 or (ii) a sales contract for the purchase of the selected designated unit and make an earnest money deposit in the amount of \$5,000. If the prospective purchase fails to execute a sales contract and make the deposit within 48 hours of the lottery and the assignment of a lottery number, the prospective purchaser shall lose their priority and their selected unit will be offered for purchase to the next person on the priority list who has selected that unit or who has not yet been given the opportunity to select a unit. Each of the prospective owner occupants on the priority list will be offered an opportunity to select and enter into a sales contract for the purchase of a designated unit in the order in which their names appear on the priority list until all available units are sold. Those prospective owner occupants who are not initially offered an opportunity to select and enter into a sales contract for the purchase of a unit, or who initially decline to select and enter into a sales contract, may retain their position on the reservation/priority list as "back up" prospective owner occupants.