

**NOTICE OF RIGHT TO CANCEL SALES CONTRACT**

Condominium Project: KA'ULU BY GENTRY I  
Registration No.: 9018 Effective Date of Developer's Public Report: September 18, 2023

- 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: 91-1101 Franklin D. Roosevelt Avenue, Kapolei, Hawaii 96707 or (c) facsimile (fax) transmission at the following fax number: (808) 477-8421; or (d) by electronic mail transmittal at the following electronic mail address: kaulu@gentryhawaii.com. 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 [www.gentryhawaii.com/kaulu-docs](http://www.gentryhawaii.com/kaulu-docs).  
*(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.

*For all sales information or where to file your cancellation, please contact the project's developer and real estate broker.*

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.*