

# MAUI PROPERTY

## REAL ESTATE DONE RIGHT

### Termination Reference

This Document Provides both the Buyer and Seller with Termination Rights Per the Purchase Agreement

| Purchase Agreement “Offer” Paragraphs That Refer To/Invoke a Termination Paragraph                                                                                                                                                                                                                                                                                                                                                                                  | Who Can Terminate        | Termination Paragraph |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|
| D-2 Purchase Price.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Seller                   | O-1                   |
| E-3 Inventory List.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Buyer                    | O-3                   |
| E-3 Inventory List.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Buyer                    | O-2                   |
| F-3 Change to the Scheduled Closing Date. (a) Extensions.                                                                                                                                                                                                                                                                                                                                                                                                           | “the other party”        | O-1                   |
| F-8 Assessments (c)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | “either party”           | O-3                   |
| G-2 Title (a) Buyer’s Review of Preliminary Title Report                                                                                                                                                                                                                                                                                                                                                                                                            | Buyer                    | O-2                   |
| G-2 Title (b) Title Defect(s)                                                                                                                                                                                                                                                                                                                                                                                                                                       | “either Buyer or Seller” | O-3                   |
| H-1 No Contingency on Obtaining Cash Funds.<br>(a) Verification of Cash Funds.                                                                                                                                                                                                                                                                                                                                                                                      | Seller                   | O-3                   |
| H-2 Contingency on Obtaining Cash Funds (b)                                                                                                                                                                                                                                                                                                                                                                                                                         | Seller                   | O-3                   |
| H-2 Contingency on Obtaining Cash Funds (c)(i)                                                                                                                                                                                                                                                                                                                                                                                                                      | Buyer                    | O-2                   |
| H-2 Contingency on Obtaining Cash Funds (c)(ii)                                                                                                                                                                                                                                                                                                                                                                                                                     | Seller                   | O-3                   |
| H-3 Financing Contingency (a)                                                                                                                                                                                                                                                                                                                                                                                                                                       | Buyer                    | O-2                   |
| H-3 Financing Contingency (b)                                                                                                                                                                                                                                                                                                                                                                                                                                       | Buyer                    | O-3                   |
| H-5 Seller’s Right to Cancel                                                                                                                                                                                                                                                                                                                                                                                                                                        | Seller                   | O-3                   |
| I-4 Buyer’s Rights and Obligations Upon Receipt of Disclosure Statement or Amended Disclosure Statement (b)<br>See:<br>F-8 Assessments (c)<br>G-2 Title. (a) Title Defects;<br>K-4 Staking/Survey Discrepancies;<br>L-3 Termite Damage; and<br>M-3 Documents issued During the Escrow Period.<br>These paragraphs describe instances when an Amended Seller’s Real Property Disclosure Statement may be required under Paragraph 1-2, thus triggering Paragraph I-4 | Buyer                    | O-2                   |
| I-5 Buyer’s Rights and Obligations Upon Later Discovered Inaccurate Information                                                                                                                                                                                                                                                                                                                                                                                     | Buyer                    | O-2                   |
| J-1 General Inspection of Property Contingency                                                                                                                                                                                                                                                                                                                                                                                                                      | Buyer                    | O-2                   |
| K-3 Boundary Encroachment                                                                                                                                                                                                                                                                                                                                                                                                                                           | Buyer                    | O-3                   |
| L-2 Termite Inspection Contingency                                                                                                                                                                                                                                                                                                                                                                                                                                  | Buyer                    | O-3                   |
| M-1 Contingency on Documentation Approval                                                                                                                                                                                                                                                                                                                                                                                                                           | Buyer                    | O-2                   |
| N-1 Rental Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                | Buyer                    | O-2                   |

Contact us with questions as we are here to serve! <https://www.mauiproperty.com/member/contact>

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