
Hawaii real estate exam study guide

Questions and Correct Answers, Updated 2024. 100%

Four land divisions in correct sequence.

Division one - oahu

Division Two - Maui Division three - Big Island,

Division four - Kauai.

What is an example of modular

Pre-fabricated buildings

Blockbusting

Making you feel uncomfortable about who moved in your neighborhood

Steering

Race not fitting in with another race.

Land contract

Installment contract/agreement of sale

Seller removed two speakers after the closing and to hold a letter to the attic is his mom. What kind of remediation can the buyer pursue.

Seller is liable, buyer can sue.

Can seller's agent withhold money from seller's proceeds because the buyer is not satisfied with the buyer - seller agreement repair?

No, only escrow can withhold money

The purpose of FHA?

Is to guarantee hi loan-to-value transaction. Stabilize the market insurance program.

Does Hawaii statute cover fractional ownership?

Yes. Six owners or less.

Why is planned development needed?

Make better use of the land.

SMA stands for

Special management area

Special management area is to protect

The ocean (wetlands).

About Radon

Easy to detect cheap to fix

Sets back vs zoning

Set back - 5 ft to 10 ft from Street

zoning - resort, business, agricultural; controls what to do with lands.

Who pays for drawing the deed?

Seller

In a "as is" contract, does the seller still need to get full written disclosure.

Yes

Hula Mae loans - at least __ year lease and __ years fix rate.

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Siddappa N.Byrareddy



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