



## IMPORTANT DISCLOSURE

The Property Manager is licensed with Gather Vacations, Inc dba Elite Pacific ("Gather").

Gather has a business partnership with Pono Property Management LLC ("Pono") whereby Property Managers licensed with Gather can utilize the services of Pono to facilitate **long term property management**.

Gather and Pono are separate and distinct brokerages.

### Roles and Responsibilities of each brokerage:

#### Gather Vacations, Inc (Gather) RB-23595

The Property Manager is licensed with Gather and will be responsible for the following activities:

- maintaining owner and tenant relationships;
- initiating and running background checks;
- check-in operations including completing a move-in condition report;
- check-out operations including the completion of a move-out inspection report, and making recommendations for deductions against the security deposit;
- any tenant issues arising during the term of the agreement; and
- oversight of physical management of the property, cleaning, reactive and preventative maintenance, including vendor coordination and management.

In summary, on-the-ground operations and property care will be the responsibility of Gather.

#### Pono Property Management LLC (Pono) RB-24217

Gather has entered into an agreement with Pono (RB-24217) to facilitate long term property management. Under this agreement, Pono Property Management LLC is wholly responsible for:

- establishing and enforcing the tenant selection criteria;
- handling of funds held in trust which includes all rules set forth in HAR 16-99-4;
- executing Property Management Contracts, Rental Agreements, Addendums, Disclosures, and Amendments;
- advertising; and
- collection of funds.

In summary all property applications, marketing, accounting, and compliance will be the responsibility of Pono.