

THE REAL ESTATE SOCIAL CLUB

# REAL ESTATE DICTIONARY

## 1. PROPERTY TYPES AND OWNERSHIP

### SINGLE-FAMILY HOME (SFH)

A STAND-ALONE RESIDENTIAL PROPERTY THAT IS NOT ATTACHED TO ANOTHER HOME.

### CONDOMINIUM (CONDO)

A PRIVATE UNIT WITHIN A SHARED BUILDING OR DEVELOPMENT. OWNERS SHARE RESPONSIBILITY FOR COMMON AREAS.

### TOWNHOME / ATTACHED HOME

A MULTI-LEVEL HOME CONNECTED TO ANOTHER BY AT LEAST ONE SHARED WALL.

### MULTIFAMILY PROPERTY

A RESIDENTIAL PROPERTY WITH TWO TO FOUR UNITS, SUCH AS A DUPLEX, TRIPLEX, OR FOURPLEX.

### FEE SIMPLE

YOU OWN THE PROPERTY AND THE LAND BENEATH IT.

### LEASEHOLD

YOU OWN THE HOME OR STRUCTURE, BUT THE LAND IS LEASED FOR A SET NUMBER OF YEARS. WHEN THE LEASE EXPIRES, OWNERSHIP TERMS MAY CHANGE BASED ON THE AGREEMENT.

### CPR (CONDOMINIUM PROPERTY REGIME)

A LEGAL PROCESS THAT DIVIDES A PROPERTY INTO SEPARATELY OWNED UNITS, SIMILAR TO A CONDO STRUCTURE, EVEN IF IT DOES NOT LOOK LIKE A TRADITIONAL CONDO.

### TMK (TAX MAP KEY)

A UNIQUE IDENTIFICATION NUMBER ASSIGNED TO EACH PROPERTY IN HAWAII.

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## 2. LISTING, PRICING, AND OFFERS

### LISTING

A PROPERTY THAT IS PUBLICLY OFFERED FOR SALE THROUGH A REAL ESTATE AGENT OR PLATFORM.

### MLS (MULTIPLE LISTING SERVICE)

A PROFESSIONAL DATABASE AGENTS USE TO LIST, UPDATE, AND SEARCH FOR PROPERTIES.

### OFFER

A WRITTEN PROPOSAL TO PURCHASE A PROPERTY, INCLUDING PRICE AND TERMS.

### COUNTEROFFER

A RESPONSE FROM A SELLER OR BUYER SUGGESTING DIFFERENT TERMS THAN THE ORIGINAL OFFER.

### EARNEST MONEY DEPOSIT (EMD)

A DEPOSIT MADE BY THE BUYER TO SHOW COMMITMENT TO THE PURCHASE. USUALLY HELD IN ESCROW AND APPLIED TOWARD CLOSING.

### CONTINGENCY

A CONDITION THAT MUST BE MET FOR THE CONTRACT TO MOVE FORWARD. COMMON CONTINGENCIES INCLUDE APPRAISAL, INSPECTION, LOAN APPROVAL, AND REVIEW OF DISCLOSURES.

## 3. INSPECTIONS, DISCLOSURES, AND DUE DILIGENCE

### HOME INSPECTION

A PROFESSIONAL EVALUATION OF THE HOME'S CONDITION, INCLUDING STRUCTURE AND SYSTEMS. HELPS IDENTIFY REPAIRS, SAFETY ISSUES, OR FUTURE MAINTENANCE.

### APPRAISAL GAP

THE DIFFERENCE BETWEEN THE AGREED PURCHASE PRICE AND THE APPRAISED VALUE.

### DISCLOSURES

DOCUMENTS PROVIDED BY THE SELLER DESCRIBING KNOWN ISSUES, HISTORY, FEATURES, OR PAST DAMAGE RELATED TO THE PROPERTY.

**THIS IS FOR EDUCATIONAL PURPOSES.**

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## TITLE REPORT

A REVIEW CONFIRMING LEGAL OWNERSHIP STATUS AND CHECKING FOR LIENS, CLAIMS, EASEMENTS, OR RESTRICTIONS.

## SURVEY

A MEASUREMENT OF LAND BOUNDARIES, STRUCTURES, AND PROPERTY LINES.

## 4. OWNERSHIP, FEES, AND USE

### HOA (HOMEOWNERS ASSOCIATION)

A GOVERNING ORGANIZATION FOR SOME COMMUNITIES THAT MANAGES SHARED SPACES, RULES, AND FEES.

### HOA DUES / MAINTENANCE FEES

MONTHLY PAYMENTS USED TO MAINTAIN COMMON AREAS, INSURANCE, AND RESERVES WITHIN A COMMUNITY.

### SPECIAL ASSESSMENT

AN ADDITIONAL FEE CHARGED BY AN HOA OR ASSOCIATION FOR UNEXPECTED REPAIRS OR IMPROVEMENTS.

### SHORT-TERM RENTAL (STR)

A RENTAL PERIOD TYPICALLY LESS THAN 30 DAYS. REGULATIONS VARY, AND MANY COMMUNITIES AND COUNTIES IN HAWAII HAVE LIMITATIONS OR PERMIT REQUIREMENTS.

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## ASSUMPTION (LOAN ASSUMPTION)

WHEN A BUYER TAKES OVER THE EXISTING MORTGAGE, SOMETIMES WITH THE ORIGINAL INTEREST RATE AND TERMS.

## 5. CLOSING AND TRANSFER

### CLOSING

THE FINAL STEP IN THE SALE WHERE DOCUMENTS ARE SIGNED, FUNDS ARE TRANSFERRED, AND OWNERSHIP CHANGES HANDS.

### RECORDING

THE LEGAL PROCESS OF DOCUMENTING NEW OWNERSHIP WITH THE COUNTY.

### FINAL WALK-THROUGH

A LAST CHECK OF THE PROPERTY BY THE BUYER BEFORE SETTLEMENT TO ENSURE IT IS IN THE EXPECTED CONDITION.