LOTTERY INSTRUCTIONS FOR ʻAHAKEA AT HOʻOPILI
(UNITS RESERVED TO 120% INCOME CAP HOUSEHOLDS*)
(ALL 2 AND 3 BEDROOM UNITS IN BUILDINGS 17 AND 18 FALL UNDER THE AFFORDABLE HOUSING GUIDELINES)

STEP 1 **Complete FORM 1** ʻAhakea at Hoʻopili Lottery Registration Form – Units Reserved to 120% Income Cap Households ("Lottery Registration Form") and **FORM 2** Notice of Lottery Number ReservationSystem and Receipt of Affidavit of Eligibility for City-Regulated Affordable Housing Units and Application for City-Regulated Affordable Housing Units ("Notice of Lottery") **and return these two forms VIA EMAIL ONLY to ahakeasales@drhorton.com.**

STEP 2 Carefully review the list of affordable housing documentation required to participate in the lottery included in the Lottery Registration Form and complete and assemble all required documents. Effective immediately, the City and County of Honolulu is requiring all developers to submit new affordable housing applications into its "Neighborly" portal and is no longer accepting hardcopy affordable housing applications. **Accordingly, all affordable housing applications and required backup documentation must be submitted to D.R. Horton Hawaii's FileCloud site in the EXACT MANNER SPECIFIED IN THE LOTTERY REGISTRATION FORM for you to be eligible to participate in the lottery.**

STEP 3 Upload each of the required affordable housing documents to D.R. Horton Hawaii'sFileCloud site: https://filecloud.drhorton.com/url/DRHAhakea2026

All documentation must be uploaded as separate files in PDF format with the files names specified in the Lottery Registration Form. **If you fail to upload any of the required documents in the specified manner by the deadline stated in these lottery instructions, you may not be allowed to participate in the lottery.**

DEADLINE: Lottery registration documents (i.e., the Lottery Registration Form, Notice of Lottery and all required affordable housing documentation) will be accepted until **5:00 p.m. HST on Friday, November 6, 2026**. Lottery Registration Forms and Notices of Lottery emailed from and after 5:01 p.m. HST will NOT be accepted. The D.R. Horton Hawaii FileCloud site will not accept any documents after 5:00 p.m. HST.

We will confirm receipt via email of timely submitted, complete lottery registration documents and also email you if we are not accepting your lottery registration documents due to lateness or not being complete.

LOTTERY DATE: The lottery will be held at **10:00 a.m. HST on Sunday, November 8, 2026** at the Ho'opili Pohaku Estates Sales Center. All buyers who timely submitted complete lottery registration documents will be in the lottery and are welcome to attend.

LOTTERY PROCEDURES:

1. The order in which each name is drawn during the lottery is the order in which each buyer will be placed on the priority list. Each buyer will be notified of their number on the priority list via email. D.R. Horton's determination of the priority list is final.

2. Following the lottery, D.R. Horton will contact prospective buyers via email or telephone in the order in which they appear on the priority list.

3. Prospective buyers will have 24 hours after being contacted by D.R. Horton to communicate their preferred choice(s) of home(s) to the Ho'opili Pohaku Estates Sales Center and will be contacted the next day whether or not they are able to secure their preferred choice of home. Once contacted, prospective buyers who secure their preferred choice of home must, within 24 hours, schedule contract execution, which will be conducted remotely. Limit one home per buyer.

4. If a prospective buyer (i) fails to schedule contract execution within the required period, (ii) declines to select one of the remaining homes available in the release, or (iii) fails or elects not to enter into a sales contract on the scheduled contract execution date (which may be extended by D.R. Horton in D.R. Horton's sole discretion), such prospective buyer will be removed from the priority list for the current release (and must re-apply to be considered for any future lottery or release of homes and will not have any priority for any future release based on previous lottery outcomes), and the next prospective buyer on the priority list will be contacted and given the opportunity to select from the available homes until all homes in the release are sold.

5. Prospective buyers who are not offered an opportunity to select a home in the release must re-apply to be considered for any future lottery or release of homes and do not have any priority for any future release based on previous lottery outcomes.

*****Households with incomes up to and including 120% of area median income using U.S. Department of Housing and Urban Development standards adjusted for family size for the City and County of Honolulu. City and County Affordable Housing Rules apply to these residences. Applicants must meet all eligibility requirements, including those regarding household income, of the Amendment of the Affordable Housing Rules for Unilateral Agreements, adopted February 12, 2010, by the City and County Department of Planning and Permitting.

'Ahakea at Ho'opili **FORM 1**
Lottery Registration Form – Units Reserved to 120% Income Cap Households*

PRINT Full name of Buyers:

_____
FIRST MIDDLE LAST

_____
FIRST MIDDLE LAST

_____
FIRST MIDDLE LAST

_____
FIRST MIDDLE LAST

Address: _____
Street Address

_____
City State Zip

Phone (Res.)_____ (Bus.) _____

Email Contact:_____

Buyer's Agent (If Applicable):

Buyer's Agent:_____

Firm Name:_____

Address of Firm:_____

_____

Phone #:_____ Email:_____

The Department of Planning and Permitting ("**DPP**") of the City and County of Honolulu ("**City**") requires all developers, including D.R. Horton Hawaii LLC ("**DRHH**"), to submit new affordable housing applications and supporting documentation (collectively, "**Affordable Documents**") into its "Neighborly" portal and no longer accepts hardcopy submissions. DPP also requires all affordable housing applicants to use its form of affidavit and application. **Accordingly, to comply with DPP's requirements and in order for you to be eligible to participate in the lottery, all Affordable Documents must be submitted to DRHH's FileCloud site in PDF format in the EXACT MANNER SPECIFIED IN THE LOTTERY INSTRUCTIONS PROVIDED IN THIS DOCUMENT.** If you fail to upload any of the required documents by the deadline specified in the lottery instructions, you will not be allowed to participate in the lottery.

*Households with incomes up to and including 120% of area median income using U.S. Department of Housing and Urban Development standards adjusted for family size for the City. The City's Affordable Housing Rules apply to these residences. Applicants must meet all eligibility requirements, including those regarding household income, of the Affordable Housing Rules of DPP.

AFFORDABLE HOUSING DOCUMENTATION REQUIRED TO PARTICIPATE IN LOTTERY

The following Affordable Documents is required to participate in the lottery. All documentation must be uploaded as separate files in PDF format with the files names specified below to DRHH's FileCloud site at https://filecloud.drhorton.com/url/DRHAhakea2026. **If you fail to upload any of the required documents in the specified manner by the deadline stated in the lottery instructions, you will not be allowed to participate in the lottery. No exceptions will be made.**

1. Affidavit of Eligibility for City-Regulated Affordable Housing Units and Application for City-Regulated Affordable Housing Units (11 PAGES TOTAL)

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Affidavit and Application"

2. Photo ID of all household members, birth certificates for children

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – ID"

3. Pay Stubs for most recent two-month period for each applicant and co-applicant or other documentation of income, including Social Security and VA benefits

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Pay Stubs"

4. Mortgage Pre-Qualification Letter from DHI Mortgage or other approved lender

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Prequal Letter"

5. Federal Tax Returns (Signed) for two most recent years available

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Tax Returns"

6. Bank Account Statements (ALL Pages in Series) for two most recent months available for each applicant and co-applicant

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Bank Statements"

7. If applicable, Investment Account Statements (bonds, certificates of deposit, life insurance, mutual funds, real estate, and stock) for two most recent months available for each applicant and co-applicant

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Investment Statements"

8. If applicable, Marriage Certificate – required if applicants were married within the past year and/or tax returns show different names

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Marriage Cert"

9. If applicable, Divorce Decree – required if applicant or co-applicant has been divorced at any time

   You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Divorce Decree"

10. If applicable, if the applicant or co-applicant previously had the majority interest in real estate, documentation that the property was sold.

    You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Real Estate Doc"

11. If applicable, signed statement that a household member does not intend to work for a year – required for any adult household member who is not a full-time student and is not generating income

    You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – No Intent to Work Statement"

12. If applicable, for single persons applying together to constitute a household of two or more, proof that applicants have been living together for at least one year. Proof of living together can include anything that is dated at least one year ago, such as a joint billing, lease/rental agreement, or drivers licenses.

You must label the PDF file as follows (using the primary applicant's name) prior to uploading: "First Name Last Name – Proof of Living Together "

APPLICANTS UNDERSTAND AND AGREE THAT A FAILURE TO UPLOAD ANY OF THE ABOVE ITEMS, FULLY COMPLETED, TO DRHH'S FILELCOUD SITE WILL DISQUALIFY THE APPLICANT FROM PARTICIPATING IN THE LOTTERY AND THE APPLICANT WILL NOT BE ELIGIBLE TO PURCHASE A DESGINATED AFFORDABLE UNIT (EACH A "RESERVED UNIT").

Applicants will be notified via email of their reservation/priority number which will be assigned on the basis of the order in which each applicant is chosen in the lottery. Each applicant, in the order of their reservation/priority number, will have 24 hours after being contacted by DRHH to communicate their preferred choice(s) of Reserved Units to the Ho'opili Sales Center at Pohaku Estates and will be contacted the next day whether or not they are able to secure their preferred choice of unit. Applicants shall have 24 hours from selection of a Reserved Unit (or such longer period determined by Developer in Developer's sole discretion) within which to execute a sales contract for the purchase of that unit and make an earnest money deposit in the amount of $1,000.00 made payable to Old Republic Title & Escrow of Hawaii. **If an applicant fails to communicate their preferred choice(s) of Reserved Units within 24 hours of being notified by a DRHH sales representative, such applicant shall be removed from the priority list for the Reserved Units (and must re-apply to be considered for any future lottery or release of units and will not have any priority for any future release based on previous lottery outcomes).** Each of the applicants on the priority list will be offered an opportunity to communicate their preferred choice(s) of Reserved Units and enter into a sales contract for the purchase of a unit **in the order in which their names appear on the priority list** until all available units are reserved.

FORM 2

NOTICE OF LOTTERY NUMBER RESERVATION SYSTEM
AND RECEIPT OF
AFFIDAVIT OF ELIGIBILITY FOR CITY-REGULATED AFFORDABLE HOUSING UNITS AND APPLICATION FOR CITY-REGULATED AFFORDABLE HOUSING UNITS
(Units Reserved to 120% Income Cap Households*)

This is a Notice given by D.R. HORTON HAWAII LLC ("Developer"), in regards to a fee simple condominium community known as "'AHAKEA AT HO'OPILI" (the "Community"), which Developer is developing at Ewa Beach, City and County of Honolulu, Hawaii, TMK No. (Oahu) 9-1-017-213.

By signing below, the undersigned acknowledges the following:

1. Prior to the date on which the release of units reserved to 120% income cap households (each, a "Reserved Unit") occurred, the undersigned did not receive any advance notice of the release date from any person who, to the best of the undersigned's knowledge, is an agent or employee of Developer, or is a licensed real estate agent.

2. The undersigned has been furnished with or been given an opportunity to review a list of those Reserved Units in the Community which are being released for sale to prospective owner-occupants.

3. The undersigned understands that prospective owner-occupants will be given the opportunity to purchase a Reserved Unit in the order in which they are selected in the lottery. Their priority number will be assigned on the basis of the order in which each is chosen in the lottery. The undersigned will be notified via email of their priority number. Prospective buyers will have 24 hours after being contacted by D.R. Horton to communicate their preferred choice(s) of Reserved Units to the Ho'opili Pohaku Estates Sales Center and will be contacted the next day whether or not they are able to secure their preferred choice of Reserved Units. The prospective buyer shall have 24 hours from selection of a unit (or such longer period determined by Developer in Developer's sole discretion) within which to execute a sales contractfor the purchase of that unit and make an earnest money deposit in the amount of $1,000.00 made payable to **Old Republic Title & Escrow of Hawaii**. If the prospective buyer fails to communicate their preferred choice(s) of Reserved Units within 24 hours of being notified by a D.R. Horton sales representative, such prospective buyer shall be removed from the priority list for the Reserved Units (and must re-apply to be considered for any future lottery or release of units and will not have any priority for any future release based on previous lottery outcomes). Each of the prospective owner-occupants on the priority list will be offered an opportunity to communicate their preferred choice(s) of Reserved Units and enter into a sales contract for the purchase of a Reserved Unit **in the order in which their names appear on the priority list** untilall available units are reserved.

4. At any time prior to entering into a sales contract for the purchase of a Reserved Unit, the undersigned may request in writing to be removed from the priority list. If the undersigned elects not to enter into a sales contract within 24 hours (or such longer period determined by Developer in Developer's sole discretion) after being provided the opportunity to do so, the undersigned will be removed from the priority list for the Reserved Units (and must re-apply to be considered for any future lottery or release of units and will not have any priority for any future release based on previous lottery outcomes).

5. This is a "Notice" to prospective owner-occupants and a "Receipt" for the Affidavit of Eligibility for City-Regulated Affordable Housing Units and Application for City-Regulated Affordable Housing Units only. **This is not a contract and does not give the undersigned any right to purchase a unit in the Community or to have the undersigned's name appear on the priority list. To participate in the lottery and to be on the priority list, the undersigned must complete and upload all documents specified in the lottery instructions.**

_____	_____
Signature	Signature
_____	_____
Print Name	Print Name
_____	_____
Signature	Signature
_____	_____
Print Name	Print Name

*****Households with incomes up to and including 120% of area median income using U.S. Department of Housing and Urban Development standards adjusted for family size for the City and County of Honolulu. City & County Affordable Housing Rules apply to these residences. Applicants must meet all eligibility requirements, including those regarding household income, of the Amendment of the Affordable Housing Rules for Unilateral Agreements, adopted February 12, 2010, by of the City and County Department of Planning and Permitting.