

**Buyer/Broker Offer Guide & Notes**  
**11405 NE 111th Place Kirkland, WA 98033**

**Please review the following helpful information. Please reach out with any questions. Thank you!**

**Items Included in Sale**

Dishwasher, Stovetop/Oven, Refrigerator, Microwave, Garbage disposal, Washer & Dryer

**The home has been pre-inspected. Download a copy at: <http://CharmingKirklandHome.com>**

**Please have your Buyer review and sign the following documents and include them in the offer (They are attached in the MLS/Transaction Desk)**

Legal Description

Form 17 - Seller's Disclosure Statement

Form 42 - Notice of Seller-Procured Inspection Report - this is attached to the pre-inspection and found at the link noted above.

**Financing**

If financing is being used, please provide a pre-approval letter and contact information of the Loan Officer.

If Financing Contingency is being waived, please disclose source of funds.

If this is a cash purchase, please provide proof of funds.

**Title**

Prelim Title Commitment is provided by CW Title and is attached in the MLS for review.

Please indicate CW Title on the PSA for Title.

**Escrow**

Please indicate Chicago Title, Jane Shyne on the PSA for Closing Agent.

Chicago Title, Jane Shyne, (425) 646-9878, jane.shyne@ctt.com

**Additional Remarks**

Item #14 on PSA - Seller IS NOT a foreign person for purposes of US income taxation.

Please submit offers by 12PM on 6/11/2017. I will meet with the Seller after 4:30PM. I will be preparing the offers for the seller between 1PM and 3PM. During that time I will email you an update on where your offer stands and give you an opportunity to revise if you clients desire to do so.

**If you really want to make your offer standout, consider:**

- Escalation Clauses are welcomed.
  - Covering the difference between appraised value and purchase price. NWMLS Form 22AD - Increased Down Payment on Low Appraisal Addendum
  - Releasing a portion of the Earnest Money to the Seller as a non-refundable advance towards the purchase price upon Mutual Acceptance
  - Remove Lines 201 through 204 of Paragraph W on Form 21.
  - Waive the right to revoke on the Form 17
- **Closing and Possession: The seller prefers possession to 8/1/18.**