

Buyer/Broker Offer Guide & Notes
13730 129th Place NE Kirkland, WA 98034

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 CW Title, Kim Steward on the PSA for Closing Agent.

CW Title, Kim Steward, (425) 869-3808, ksteward@cwtitle.net

Additional Remarks

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

Closing and Possession: Sellers would like to close as soon as possible with 7 days of post-closing possession.