

**Buyer/Broker Offer Guide & Notes**  
**18200 NE 143rd Place Woodinville, WA 98072**

**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

**The home has been pre-inspected. Download a copy at: <http://EnglishHillHome.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](mailto: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.

**Offer Response:**

The seller travels frequently. Please allow additional time for offer response.