

Buyer/Broker Offer Guide & Notes
12948 177th Pl NE, Redmond, WA 98026

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, Hot Tub, Washer & Dryer

The home has been pre-inspected. Download a copy at: <http://EnglishHillTwoStory.net>

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

Preliminary 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.

Any offers are due by Noon on 5/7/2019. We will meet with the Seller after 4:00PM. We will contact any offering brokers between Noon and 4PM. During that time we 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 stand out, 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:** Sellers would prefer to close as soon as possible with 30 days of post-closing possession.