

Buyer/Broker Offer Guide & Notes
11427 NE 117th St #45, 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://Kirkland-Home.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, Jennifer Biewer on the PSA for Closing Agent.

CW Title, Jennifer Biewer (425) 896-3900, jbiewer@cwtitle.net

Additional Remarks

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

Please submit offers by 12PM on 05/18/2021. I will meet with the Seller after 4:00PM. 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 218 through 221 of Paragraph W on Form 28.
 - Waive the right to revoke on the Form 17
- **Closing and Possession:** Sellers would like to close as soon as possible.