

# BUYER / BROKER OFFER GUIDE & NOTES



DuvallHome.com

 27908 NE 147th Place, Duvall, WA 98019



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

## INCLUDED ITEMS IN SALE

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Stove/Range  | <input checked="" type="checkbox"/> Dishwasher |
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Microwave  |
| <input checked="" type="checkbox"/> Washer       | <input checked="" type="checkbox"/> Other:     |
| <input checked="" type="checkbox"/> Dryer        | Garbage disposal                               |

## PRE-INSPECTION REPORT

The home has been pre-inspected.  
Download a copy at: [DuvallHome.com](https://duvallhome.com)



## DISCLOSURES

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

- Altair Global Purchase Agreement Addendum
- Altair Global Lead Based Paint Disclosure
- Altair Global Property Disclosure
- Form 17 - Seller's Disclosure Statement
- ReloOlogy Inspection Report
- WDO Inspection Report
- Legal Description

## TITLE & TITLE REPORT

- Prelim Title Commitment is provided by Fidelity National Title Co. and is attached in the MLS and property website for review.
- Please indicate Fidelity National Title Co. on the PSA for Title.

## ESCROW

- Please indicate Fidelity National Title Co., Suzyn Kasala on the PSA for Closing Agent.
- Fidelity National Title Co., Suzyn Kasala (425) 289-2411 teamkasala@fnf.com

## FINANCING

- **Financing:** Please provide a pre-approval letter and contact information of the Loan Officer.
- **Financing Contingency Waived:** Please disclose source of funds.
- **Cash Purchase:** Please provide proof of funds.

## ADDITIONAL REMARKS

- Form 21 Item #14. Seller Citizenship (FIRPTA): Seller **IS NOT** a foreign person for purposes of US income taxation.
- **For any offers submitted, please allow 1 business day for offer acceptance.**

## IF YOU REALLY WANT TO MAKE YOUR OFFER STANDOUT, CONSIDER:

- Escalation Clauses are welcomed (Form 35E - Escalation Addendum).
- Covering the difference between appraised value and purchase price. (Form 22AD - Increased Down Payment for 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.
- Form 21: Remove Lines 216 through 219 (Paragraph W. Information Verification Period).
- Form 17: Buyer's Waiver Of Right To Revoke Offer.

## CLOSING AND POSSESSION

Sellers would like to close as soon as possible with same day possession.