

BUYER / BROKER OFFER GUIDE & NOTES



Mukilteo-Home.com
📍 13216 46th Pl W, Mukilteo, WA 98275



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:
Garbage Disposal, Pool Table |

PRE-INSPECTION REPORT

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

- Legal Description
- Form 17 - Seller's Disclosure Statement
- Form 42 WRE - Notice of Seller-Procured Inspection Report (this is attached to the pre-inspection and found at the property website noted above)

TITLE & TITLE REPORT

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

ESCROW

- Please indicate CW Title & Escrow, CJ Hartwell-Lewchuck on the PSA for Closing Agent.
- CW Title & Escrow, CJ Hartwell-Lewchuck (425) 250-7202
CWEscrowCJ@cwtitle.net

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.

CLOSING AND POSSESSION

-As soon as possible / Negotiable.

-Please allow 24 hours for offer response.