

BUYER / BROKER OFFER GUIDE & NOTES



EnglishHillHome.com

📍 13619 174th Ave NE, Redmond, WA 98052



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: [EnglishHillHome.com](https://www.EnglishHillHome.com)



1-year Home Warranty provided by seller at closing!

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.
- **Please submit offers by 12PM on Monday, 6/10/2024.**
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 (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 post-closing possession through July 15th, 2024.