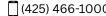
Buyer / Broker Offer Guide & Notes











EnglishHillEstate.com

🔾 12900 182nd Ave NE, Redmond, WA 98052

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

INCLUDED ITEMS IN SALE

Stove / Range

✓ Dishwasher

▼ Refrigerator

✓ Microwave

✓ Washer **☑** Dryer

Garbage Disposal

Other: EnglishHillEstate.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

Download a copy at:

PRE-INSPECTION REPORT

The home has been pre-inspected.

- 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.
- For any offers submitted, please allow 24 hours for Seller's response.

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

- Escalation Clauses are welcomed (Form 35E Escalation Addendum).
- If retaining financing, covering the difference between appraised value and purchase price. (Form 22AD - Increased Down Payment for Low Appraisal Addendum).
- Releasing a portion/all of the Earnest Money to the Seller as a non-refundable advance towards the purchase price upon Mutual Acceptance.
- Form 21: Waive 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 up to two weeks of post-closing possession preferred.