Buyer / Broker Offer Guide & Notes

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Lynnwood-Home.com

4223 147th St SW, Lynnwood, WA 98087

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

INCLUDED ITEMS IN SALE

- ☑ Stove / Range
- ☑ Refrigerator
- ☑ Washer
- ☑ Dryer
- ☑ Dishwasher
- ☑ Microwave
- ☑ Other: Garbage Disposal

PRE-INSPECTION REPORT

The home has been pre-inspected.
Download a copy at:
Lynnwood-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.
- **For any offers submitted, please allow 24 hours for Seller's response.**

CLOSING AND POSSESSION

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