Buyer / Broker Offer Guide & Notes



17022 NE 106th St, Redmond

HomeInRedmond.com

PRE-INSPECTION REPORT

The home has been pre-inspected. Scan the code or visit the website for a copy.

INCLUDED ITEMS IN SALE

- ✓ Stove / Range
- ✓ Refrigerator
- ✓ Dishwasher
- ✓ Washer
- ✓ Dryer

Tony Meier & Team

(425) 466-1000

tony@windermere.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 22J - Lead-Based Paint Disclosure
- 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 48 hours for Seller's response.**

TO MAKE YOUR OFFER STAND OUT, 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 - 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 same day possession.