

## Buyer/Broker Offer Guide & Notes

17305 NE 135th St - Redmond

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

### Items Included in Sale

Dishwasher  
Stovetop/Oven  
Refrigerator  
Washer and Dryer

The home has been pre-inspected. Download a copy at: <http://EnglishHillHome.com>

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 - Notice of Seller-Procured Inspection Report

### Financing

If financing is being used, please provide a pre-approval letter and contact information of the Loan Officer.  
If Financing Contingency is being waived, please disclose source of funds.  
If this is a cash purchase, please provide proof of funds.

### Title

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

### Escrow

Please indicate Chicago Title, Jane Shyne on the PSA for Closing Agent.  
Chicago Title, Jane Shyne, (425) 646-9878, jane.shyne@ctt.com

### Additional Remarks

Item #14 on PSA - Seller IS NOT a foreign person for purposes of US income taxation.

Please submit offers by 2 PM on 6/1/2016. I will be preparing the offers for the seller after 2 PM. I will update you on the number of offers and where you stand in the process. Should your clients wish to make a revision, you will until 5 PM to resubmit. I will then email all offers to the seller for their review. Since they are in Israel, they will reach a final decision by Noon on 6/2. **Please make sure you offer does not expire prior to Noon on 6/2/2016.**

**If you really want to make your offer standout, consider:**

- Escalation Clauses are welcomed.
- Covering the difference between appraised value and purchase price. See attached Form WRE Form 43 - Increased Down Payment on 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
- Remove Lines 202 through 206 of Paragraph X on Form 21.
- Waive the right to revoke on the Form 17



**INCREASED DOWN PAYMENT ON LOW APPRAISAL ADDENDUM  
TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ between \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Seller") concerning \_\_\_\_\_ ("the Property").

This Addendum shall be used in conjunction with and shall modify the NWMLS Form 22A Financing Addendum ("Form 22A") as follows.

- 1. **ADDITIONAL DOWN PAYMENT.** If Buyer's lender's appraised value of the Property is less than the Purchase Price, Buyer agrees to pay up to \$ \_\_\_\_\_ in additional funds towards Buyer's down payment ("Buyer's Additional Funds"). Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Addendum and Agreement.
- 2. **BUYER NOTICE TO SELLER.** If Buyer becomes aware that Buyer is unable to obtain financing even after application of Buyer's Additional Funds, Buyer may (but shall not be obligated to) deliver written notice to Seller of that fact within \_\_\_\_\_ days (3 if not filled in).
- 3. **SELLER RIGHT TO REDUCE PRICE OR TERMINATE.** If Seller receives notice from Buyer as provided for in the previous paragraph, Seller shall have \_\_\_\_\_ days (3 if not filled in) to deliver to Buyer written notice that Seller is: (a) reducing the Purchase Price to an amount equal to lender's appraised value plus Buyer's Additional Funds, or (b) terminating this Agreement, in which case the Earnest Money shall be refunded to Buyer. If Seller delivers no notice under this provision the Agreement shall not be affected.
- 4. **FINANCING CONTINGENCY MODIFIED.** The "Appraisal Less Than Sale Price" provision in the NWMLS Form 22A Financing Addendum is hereby deleted.

Initials: BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_