Buyer/Broker Offer Guide & Notes
1119 184th Pl SE, Bothell WA 98012

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

Items Included in Sale

Dishwasher
Stovetop/Oven
Refrigerator
Microwave

The home has been pre-inspected. Download a copy at: http://BothellHome.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 - this is attached to the pre-inspection and found at the link noted above.

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 Chicago Title and is attached in the MLS for review.
Please indicate Chicago 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 1 PM on 6/27/2016. I will meet with the Sellers at 4PM. I will be preparing the offers for the seller between 1 PM 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.
- 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
- The sellers preferred closing would be 8/5/16 with 7 days of post closing possession.

Windermere
REAL ESTATE

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: _____