

Buyer/Broker Offer Guide & Notes
14010 180th Ave NE, Redmond, WA 98052

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://EnglishHillTwoStory.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 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 12PM on 7/25/2017. I will meet with the Sellers after 4PM. I will be preparing the offers for the seller between 12PM 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 stand out, consider:

- Escalation Clauses are welcomed.
 - Covering the difference between appraised value and purchase price. NWMLS Form 22AD - 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 201 through 204 of Paragraph W on Form 21.
 - Waive the right to revoke on the Form 17
- Seller would prefer 1-2 weeks of post closing possession.