

## Selling Broker Offer Guide + Checklist

1419 N 54<sup>th</sup> Street  
Seattle WA 98103

This page and the home's website contain the following information:

[www.brennerhill.com/property/greenlakecraftsman](http://www.brennerhill.com/property/greenlakecraftsman)

**Seller Name(s):** R. Stephen Barnes and Tammy A. Barnes

**Buyers are welcome to conduct their own inspection  
and any investigation of the property that is desired.**

- 17 Seller's Disclosure Statement and repair receipts (if applicable)
- 22D Optional Clause
- 22E FIRPTA Certification
- 22J Lead Based Paint Addendum (if applicable)
- 22K Utilities Addendum
- 34 Financing Addendum (use with Form 22A)
- 35P Pre-Inspection Agreement
- WRE 41 – Buyer Optional Clauses
- WRE 42 – Seller Procured Inspection (if applicable)
- Legal Description
- Lending Questionnaire
- Home Inspection Report
- Home Inspection Report Photographs
- Preliminary Title Report and CC'R's (if applicable)
- Oil Tanks Decommission Certification (if applicable)
- Sewer Inspection Video (if applicable)
- Sewer Inspection Report (if applicable)
- Sewer Inspection Report Invoice (if applicable)
- Offer Checklist
- Contact Information

Please note that our office policy has recently changed regarding access to the property after Pending status. We will allow the buyer one final walk through of the property prior to closing. However, no other access will be allowed.

Thank you for your understanding.

## Broker Contact

Steve Hill and Sandra Brenner

SEATTLE-NORTHWEST

Windermere Real Estate/FN

12250 Greenwood Ave N

Seattle WA 98133

Steve 206-769-9577

stevehill@windermere.com

Sandra 206-271-7100

sbrenner@windermere.com

## Title

CW Title

Order Number: 40251943

Michelle Barry

12201 SE 8<sup>th</sup> St, Suite 200, Bellevue WA 98004

206-992-1226

mbarry@cwtitle.net

## Escrow

CW Escrow Northgate

Shana Ginter

301 NE 100<sup>th</sup> St, Suite 100, Seattle WA 98125

206-639-6504

sginter@cwtitle.net

Buyers may sign at any CW Escrow location or use  
CW Escrow's complimentary mobile service.

## Offer Checklist

Buyers are encouraged to write any offer they wish.  
The Seller will give highest consideration to offers with the following:

- Buyer's complete contact information on page one of the purchase and sale agreement
- 35P Pre-Inspection Agreement
- Form 34 - Financing Addendum (to be used with Form 22A)
- Form 17 – Waiving the right to receive a completed Seller's disclosure statement
- Provide Buyer signed Form 17 Seller disclosure as a separate .pdf
- Windermere Form 41 – Buyer Optional Clauses
- Windermere Form 42 – Seller Procured Inspection (if applicable)
- Legal Description signed
- Earnest money deposit of three percent or more
- Copy of Earnest Money check
- Verification of Funds with a cash offer
- Completed Lending Questionnaire
- Loan Commitment Letter. Buyer is highly encouraged to get pre-approved with Dietrich Miklautsch at Guild Mortgage, 206-612-4213, [dmiklautsch@guildmortgage.net](mailto:dmiklautsch@guildmortgage.net)

If not presenting in person, please e-mail offers to:

Steve Hill  
stevehill@windermere.com

Sandra Brenner  
sbrenner@windermere.com

Firm  
officedocs@windermere.com