

Selling Broker Offer Guide

1238 NW 126th St
Seattle WA 98177

Seller Name(s): John H Wong and Roberta J Wong

Please review the following information and contact the Listing Brokers with any questions you may have. Buyers are welcome to conduct their own inspection and any investigation of the property that is desired.

Please, no Friday Closing or Early Closing. Thank you.

The home's website

www.brennerhill.com/property/broadview
contains the documents referenced below.

Miscellaneous

- ☐ Term #1 on PSA – Allow a minimum of one day for offer expiration.
- ☐ Term #14 on PSA – Seller is NOT a foreign person for purposes of US income taxation.

Please include the following documents with your offer

- ☐ Legal Description
- ☐ Form 17 Seller Disclosure Statement and repair receipts (if applicable)
- ☐ 22D Optional Clause
- ☐ 22E FIRPTA Certification
- ☐ 22J Lead Based Paint Addendum (if applicable)
- ☐ 22K Utilities Addendum
- ☐ 35P Pre-Inspection Agreement
- ☐ WRE 42 Seller Procured Inspection Report Notice to Buyer

Financing/Funds to Purchase

- ☐ If financing is being utilized, please provide a pre-approval letter and contact information of the loan representative (direct/cell phone number preferred.)
- ☐ If cash offer, please provide proof of US funds and include Form 22EF with offer.

Title & Escrow

- ☐ Preliminary Title Commitment and CC'R's (if applicable)
CW Title Order Number 50008847
- ☐ Shana Ginter CW Escrow 206-639-6504. Buyers may sign at any CW Escrow location or use CW Escrow's complimentary mobile service.

Additional Documents and Information

- ☐ Home Inspection Report
- ☐ Home Inspection Report Photographs
- ☐ Oil Tanks Decommissioning or Tank Search Certification (if applicable)
- ☐ Sewer Inspection Video (if applicable)
- ☐ Sewer Inspection Report (if applicable)

If the Buyer wants to make their offer standout, consider the following:

- ☐ Offering to cover gap, if any, between appraised value and purchase price. Use Form 22AD or Form WRE 41
- ☐ Waiving Paragraph W on Form 21
- ☐ Do not include Paragraph 3 on the Form 22D
- ☐ Waiving Right to Revoke on the Form 17
- ☐ Minimum three percent (3%) Earnest Money

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.

We intend to honor our offer review date and we ask as a professional courtesy; you honor it as well. Offers delivered prior to the offer review date puts all parties in an awkward position. We appreciate your professionalism, thank you.

Contact Information

Listing Brokers

Steve Hill
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Sandra Brenner
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Listing Firm

SEATTLE-NORTHWEST
Windermere Real Estate/FN
12250 Greenwood Ave N
Seattle WA 98133
officedocs@windermere.com

Title Company

CW Title
Craig Ellis
12201 SE 8th St, Suite 200, Bellevue WA 98004
206-437-2141
craigellis@cwtitle.net

Escrow Company

CW Escrow Northgate
Shana Ginter
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Seller Initials:  Date: 10/20/2021 Seller Initials:  Date: 10/21/2021

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