

SELLING BROKER OFFER INSTRUCTIONS

11602 2nd Ave NW
Seattle WA 98177

Offers due no later than 10:00AM, Friday, September 23rd, 2017

THIS PAGE AND THE HOME'S WEBSITE CONTAIN THE FOLLOWING:

- Contact Information
- Offer Checklist
- Form 35P - Pre-Inspection Agreement
- Legal Description
- Form 34 - Financing Addendum (use with Form 22A)
- Form 22K – Utilities Addendum
- Form 17 – Seller's Disclosure Statement and repair receipts (if applicable)
- Windermere Form 41 – Buyer Optional Clauses
- Windermere Form 42 – Seller Procured Inspection (if applicable)
- Preliminary Title Report and CC'R's if applicable
- Home inspection
- Lending Questionnaire

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 206-781-1842

sbrenner@windermere.co

TITLE

CW Title

Order Number: 40197734

Michelle Barry

12201 SE 8th St, Suite 200, Bellevue WA 98004

206-992-1226

mbarry@cwtitle.net

ESCROW

CW Escrow Northgate

Shana Ginter

301 NE 100th 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.

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

Steve Hill
stevehill@windermere.com

Sandra Brenner
sbrenner@windermere.com

Firm
officedocs@windermere.com

**BUYERS ARE ENCOURAGED TO WRITE ANY OFFER THEY WISH,
HOWEVER, 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
- 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 RPM Mortgage, 206-612-4213, dmiklautsh@rpm-mtg.com
- Seller's legal name is: C. Kelly Damman