Buyer / Broker Offer Guide & Notes

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EnglishHillHome.com

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

INCLUDED ITEMS IN SALE

- ☑ Stove / Range
- ☑ Refrigerator
- ☑ Washer
- ☑ Dryer
- ☑ Dishwasher
- ☑ Microwave
- ☑ Other: Garbage Disposal

PRE-INSPECTION REPORT

The home has been pre-inspected.

Download a copy at:

EnglishHillHome.com

DISCLOSURES

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 WRE - Notice of Seller-Procured Inspection Report (this is attached to the pre-inspection and found at the property website noted above)

TITLE & TITLE REPORT

- Prelim Title Commitment is provided by CW Title and is attached in the MLS and property website for review.
- Please indicate CW Title on the PSA for Title.

ESCROW

- Please indicate CW Title & Escrow, CJ Hartwell-Lewchuck on the PSA for Closing Agent.
- CW Title & Escrow, CJ Hartwell-Lewchuck
  (425) 250-7202 | CWEscrowCJ@cwtitle.net

FINANCING

- **Financing:** Please provide a pre-approval letter and contact information of the Loan Officer.
- **Financing Contingency Waived:** Please disclose source of funds.
- **Cash Purchase:** Please provide proof of funds.

ADDITIONAL REMARKS

- Form 21 Item #14. Seller Citizenship (FIRPTA):
  Seller **IS NOT** a foreign person for purposes of US income taxation.
- **Please submit offers by 11 AM on Monday, 3/16/2026.**
  I will meet with the Seller after 4:00PM. I will be preparing the offers for the seller between 1PM and 3PM. **During that time I will email you an update on where your offer stands and give you an opportunity to revise if your clients desire to do so.**

IF YOU REALLY WANT TO MAKE YOUR OFFER STANDOUT, CONSIDER:

- Escalation Clauses are welcomed (Form 35E - Escalation Addendum).
- If retaining financing, covering the difference between appraised value and purchase price. (Form 22AD - Increased Down Payment for Low Appraisal Addendum).
- Releasing a portion/all of the Earnest Money to the Seller as a non-refundable advance towards the purchase price upon Mutual Acceptance.
- Form 21: Waive Information Verification Period.
- Form 17: Buyer’s Waiver Of Right To Revoke Offer.

CLOSING AND POSSESSION

Sellers would like to close as soon as possible with same day possession.