

# Buyer / Broker Offer Guide & Notes



EnglishHillHome.com

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

## INCLUDED ITEMS IN SALE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Stove / Range | <input checked="" type="checkbox"/> Dishwasher |
| <input checked="" type="checkbox"/> Refrigerator  | <input checked="" type="checkbox"/> Microwave  |
| <input checked="" type="checkbox"/> Washer        | <input checked="" type="checkbox"/> Other:     |
| <input checked="" type="checkbox"/> Dryer         | Garbage Disposal, Generator                    |

## PRE-INSPECTION REPORT

The home has been pre-inspected.

Download a copy at:

[EnglishHillHome.com](https://www.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](mailto: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, 2/9/2026.**  
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. Sellers prefer up to 7 days post-closing possession.