Form 32 Assignment of Buyer's Interest Rev. 6/06 Page 1 of 1

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ASSIGNMENT OF BUYER'S INTEREST IN PURCHASE AND SALE AGREEMENT

Th	is Assignment of Buyer's Interest in Purchase and Sale Agreement ("Assignment") is made	1
by	Assignor Assignor ("Assignor")	2
an		3
wit	h regard to (the "Property").	4
As	signor is the Buyer of the Property pursuant to the Purchase and Sale Agreement dated	5
_	(the "Agreement").	6
NC acl	DW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby knowledged, the parties agree as follows:	7
1.	Assignment and Assumption. Assignor hereby assigns to Assignee, subject to the terms of this Assignment, all of Assignor's right, title and interest in and to the Agreement, and Assignee hereby assumes all of Assignor's obligations.	9 10 11
2.	Representations of Assignor. Assignor hereby represents and warrants that the document attached hereto as Exhibit "A" is a true and correct copy of the Agreement, together with all addenda and amendments thereto, and that as of the date hereof, the Agreement is in full force and effect, without default by either party thereto, and that there have been no modifications or revisions to the Agreement not reflected in the attached Exhibit "A." Furthermore, Assignor represents that Assignor has obtained any consent required to make this Assignment as required by the Agreement or that the Agreement contains a provision that permits this Assignment.	13 14 15 16
3.	Assignee to Release and Hold Assignor Harmless. Assignee hereby releases, and agrees to indemnify and hold Assignor harmless from all claims or liability whatsoever arising from or related to Assignee's conduct with respect to the Agreement and the Property. Notwithstanding the foregoing, the parties acknowledge that this Assignment is a simple assignment of Assignor's rights and interest in the Agreement and that this Assignment does not relieve Assignor of Assignor's duties and obligations under the Agreement.	20 21 22
4.	Delivery of Documents . Assignor shall deliver to Assignee all studies, reports, documents, title reports and title documentation, engineering or architectural drawings, governmental applications, permits, licenses or approvals, appraisals and any other information in Assignor's possession or available to Assignor which pertain in any way whatsoever to the Property, including without limitation, the condition thereof and/or any present or potential development and/or use of the Property (all of which, together with subsequent additions to or revisions of such documents being collectively referred to as the "Development Documents"). Assignor hereby assigns to Assignee all of Assignor's right, title and interest in the Development Documents.	26 27 28 29 30
5.	Further Action. The parties shall take whatever further action is necessary to complete the purpose of this Assignment.	33 34
6.	Entire Agreement. This Agreement contains the entire understanding between the parties and supersedes any prior understandings and agreements between them respecting the subject matter hereof. There are no other representations, agreements, arrangements or understandings, oral or written, between and among the parties hereto or any of them, relating to the subject matter of this Agreement.	35 36 37 38 39

Date

Form 33 Cooperative Apartment Addendum Rev. 7/15 Page 1 of 1

COOPERATIVE APARTMENT ADDENDUM TO PURCHASE AND SALE AGREEMENT

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This form is an addendum to the Residential Real Estate Purchase and Sale Agreement (NWMLS Form 21)

bet		
	Veen ("Buyer Buyer	uyer"
and	Seller Seller ("Seller	eller")
con	Cerning (the "Prope	erty").
1.	City State Zip	,
	Property. General Term d, Condition of Title, is deleted. The Property is Apartment No	
	Lease. Seller warrants that Seller's lease of the Property is valid and that there are no encumbrances or cagainst the same. A copy of said lease is attached to this Agreement. At Closing, Seller agrees to assign Selease of the Property to Buyer free and clear of any encumbrances or claims except as noted above. The sentence of General Term c, Included Items, is deleted and Seller shall not be required to acquire and cleat or any leased or encumbered Included Items. If the Association issues stock to its members, then at Closeller's stock certificate shall be submitted to the Association for reissue in Buyer's name.	eller's e last
	Seller Financing. If some portion of the Purchase Price is financed by Seller, the parties shall attack Payment Terms Addendum (NWMLS Form 22C). If a stock certificate is reissued in Buyer's name, the partial execute escrow instructions to the Collection Account identified in Form 22C to hold said certificate unit beayment of funds due and owing have been received by the Collection Account.	
1	Co-op Review Contingency . This Agreement and the rights of the parties are subject to the attached Article accorporation, Bylaws and Rules of the Association ("Association Documents"). If Buyer, in Buyer's iscretion, does not give notice of disapproval of the Association Documents within days (5 days of filled in) of mutual acceptance, then this review contingency period shall conclusively be deemed sationally waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Metall be refunded to Buyer.	sole ays if
	laintenance Fee. Seller warrants that the current maintenance fee charged by the Association for the Propers \$ per month. There □ is; □ is not an outstanding special assessment by a ssociation over and above said maintenance fee. If there is, the unpaid balance thereof is approximately and it □ will be paid by Seller at Closing; □ will be assumed by Buyer.	+ h =
•	o-op Approval. If the Bylaws of the Association require that this sale to be approved by the Association, greement is contingent on and Seller shall immediately apply for such approval. If the Association does approve the sale within days (20 days if not filled in) of mutual acceptance, this Agreement arminate and the Earnest Money shall be refunded to Buyer.	not:

Date

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and	Sale Agreement dated	1
hatwaan		/// W
between	Buyer	("Buyer") 2
a med		
and Seller	Seller	("Seller") 3
concerning	(the "Pr	roperty"). 4
	on, State Zip	
T IS AGREED BETWEEN THE SELLER	AND BUYER AS FOLLOWS:	5
1. Agreement is contingent upon Bi	uyer, John Doe's review and approval of the agreement with	thin 14 6
days of mutual acceptance. If not so	o approved, the earnest money shall be refunded to the Buy	•
2 C-H4 1 41 4 6		8
2. Sellers to have the carpets profes	sionally cleaned prior to closing at Seller's expense.	9 10
2. Calling Dualing in colors 14. D		11
3. Selling Broker is related to Buye	r .	12
A Previous a linear and most actata have	allow to 41 and 40 a CANY at the	13
4. Buyer is a licensed real estate bro	oker in the state of washington.	14
The following items are included	in the colored me additional and to the D	15 16
value: deck furniture & planters ar	in the sale at no additional cost to the Buyer and having no	17
value. Geck fur intuite & plainters ar	id storage sned.	18
		19
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		25 26
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

31

Form 35 Inspection Addendum Rev. 3/21 Page 1 of 2

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

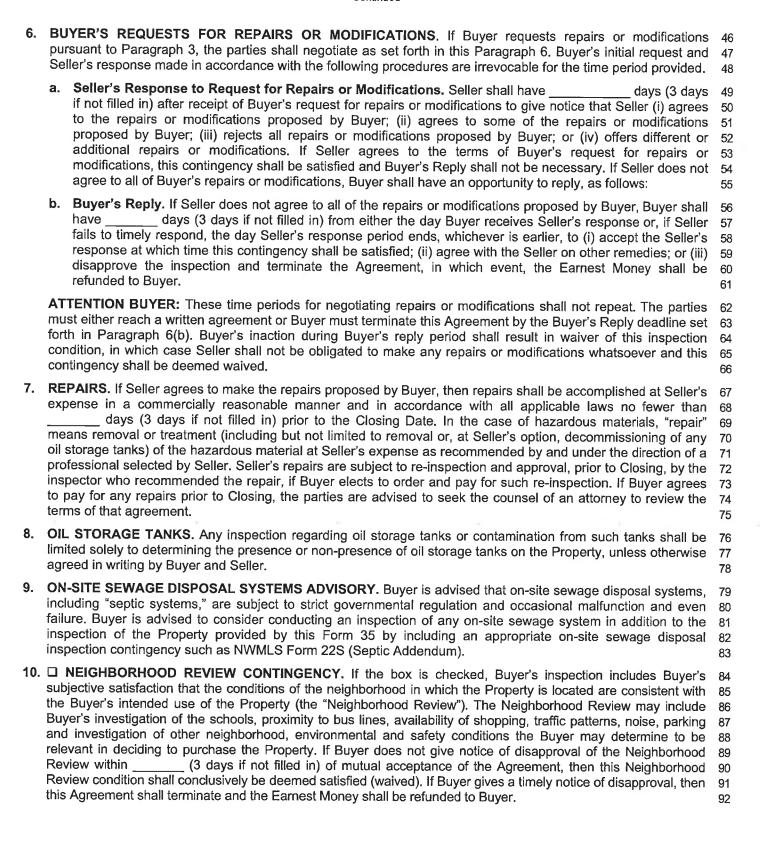
INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

Th	ne following is part of the Purchase and Sale Agreement dated	
be	etween	("Buyer")
	Buyer Buyer	, , ,
an	Seller Seller	("Seller")
СО	oncerning	(the "Property").
1.	inspections of the Property and the improvements on the Property. Buyer's inspections option and without limitation, the structural, mechanical and general condition of the Property, compliance with building and zoning codes, an inspection of the Property for pest inspection, and a soils/stability inspection. Buyer's general home inspection must be a person licensed under RCW 18.280. Buyer may engage specialists (e.g. plumbers, eleto conduct further inspections of the Property.	ctive satisfaction with may include, at Buyer's e improvements to the hazardous materials, a e performed by Buyer or ectricians, roofers, etc.)
	a. Sewer Inspection. Buyer's inspection of the Property may; may not (may, if r inspection of the sewer system, which may include a sewer line video inspection an require the inspector to remove toilets or other fixtures to access the sewer line.	not checked) include an 13 d assessment and may 13 14
2.	BUYER'S OBLIGATIONS. All inspections are to be (a) ordered by Buyer, (b) performed to choice, and (c) completed at Buyer's expense. Buyer shall not alter the Property or any Property without first obtaining Seller's permission. Buyer is solely responsible for intervious inspectors. Buyer shall restore the Property and all improvements on the Property to the were in prior to the inspection. Buyer shall be responsible for all damages resulting from Property performed on Buyer's behalf.	y improvements on the liewing and selecting all line same condition they
3.	BUYER'S NOTICE. This inspection contingency shall conclusively be deemed waived obligated to make any repairs or modifications unless within days (10 days if n acceptance of this Agreement (the "Initial Inspection Period"), Buyer gives notice (a) approvaiving this contingency; (b) disapproving the inspection and terminating the Agreement; (c additional inspections; or (d) proposing repairs to the property or modifications to the disapproves the inspection and terminates the Agreement, the Earnest Money shall be refured proposes repairs to the property or modifications to the Agreement, including adjustments of credits for repairs to be performed after Closing, the parties shall negotiate as set forth in Parties may use NWMLS Form 35R to give notices required by this Addendum.	ot filled in) after mutual 25 pring the inspection and 26) that Buyer will conduct 26 Agreement. If Buyer 26 inded to Buyer. If Buyer 26 to the purchase price or 27
4.	INSPECTION REPORT. Buyer shall not provide the inspection report, or portions of the seller requests otherwise or as required by Paragraph 5.	report, to Seller, unless 30
	a. Waiver of Contingency by Buyer. If Buyer provides any portion of the inspection Seller's prior written consent or as required by Paragraph 5, the inspection contingend deemed waived.	report to Seller without 32 cy shall conclusively be 33 34
	b. Seller Consent. The selection of either checkbox below by Seller shall not be consider	ered a counteroffer. 35
	☐ Seller requests that Buyer provide the inspection report to Seller.	36
	If Buyer requests repairs or modifications to the Agreement, Seller requests that only the portions of the inspection report related to the requested repairs of Agreement.	Buyer provide to Seller 37 or modifications to the 38
5.	additional inspections. If an inspector so recommends, Buyer shall I obtain further evaluation of any item by a specialist at Buyer's option and expense if, on a Initial Inspection Period, Buyer provides Seller a copy of the inspector's recommendation will seek additional inspections. If Buyer gives timely notice of additional inspection— (5 days if not filled in) after giving the notice to obtain the additional inspection by the inspector.	or before the end of the 41 a and notice that Buyer 42 ons, Buyer shall have 43
	Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Se	uller's Initials Date

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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Continued



Date

Form 35C Notice of Consent – Inspection Report Rev. 3/21 Page 1 of 1

NOTICE OF SELLER CONSENT INSPECTION REPORT

etween _	Buyer	Buyer		("Buyer")
	•	34,0		
ıd	Seller	Seller		("Seller")
ncerning	Address	City	State Zip	the "Property").
TICE O	F SELLER CONSENT – IN	SPECTION REPORT		
] Sel	ler requests that Buyer pro	vide the inspection report to Selle	r.	
		vide to Seller only the portions of	the inspection report related to	the requested
	airs or modifications to the	Agreement.		
	airs or modifications to the	Agreement.		

INSPECTION RESPONSE FOR FORM 35

	en	("Buyer"
	Buyer Buyer	
nd	Seller Seller	("Seller"
ncerni		(the "Property")
DUV	Address City	State Zip
BUY	YER'S RESPONSE OR REQUEST FOR REPAIRS OR MOD	IFICATION
Buye	rer's inspection of the Property is approved and the inspection rer's inspection of the Property is disapproved and the Agree	contingency is satisfied.*
refur	inded to Buyer.*	ement is terminated. The Earnest Money shall be
Buye	er gives notice of an additional inspection. The inspector's re	ecommendation is attached. The time for Buver's
resp	conse to the initial and additional inspection is extended as pr	ovided in Paragraph 5 of Form 35.*
Buye	er requests the following modifications and/or repairs desc	ribed below or on the attached pages. If Selle
	ees to these modifications or repairs, the inspection continger	
Note	e: If Buyer provides any portion of the inspection report to	Seller without Seller's prior written consent or as
requ	uired by Paragraph 5 of Form 35, the inspection contingency	shall conclusively be deemed waived.
_		
Buyer	Date Buyer	Date
odificat	ations and/or repairs and amendment to the Agreement	related to or resulting from the request for
	tions and/or repairs shall become a part of the Agreement.	
SELI	itions and/or repairs shall become a part of the Agreement. LER'S RESPONSE TO BUYER'S REQUEST FOR REPAIR	S OR MODIFICATION.
SEL! Selle	ations and/or repairs shall become a part of the Agreement. LER'S RESPONSE TO BUYER'S REQUEST FOR REPAIR er agrees to all of the modifications or repairs in Buyer's request	S OR MODIFICATION. The inspection contingency is satisfied, the parties
SELI Selle agree	itions and/or repairs shall become a part of the Agreement. LER'S RESPONSE TO BUYER'S REQUEST FOR REPAIR	S OR MODIFICATION. The inspection contingency is satisfied, the parties 's reply, below, is not necessary.**
SELI Selle agree	ations and/or repairs shall become a part of the Agreement. LER'S RESPONSE TO BUYER'S REQUEST FOR REPAIR or agrees to all of the modifications or repairs in Buyer's request to proceed to Closing as provided in the Agreement, and Buyer	S OR MODIFICATION. The inspection contingency is satisfied, the parties 's reply, below, is not necessary.**
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Selle agree Selle Selle Selle belov Buye Buye Buye acknown agreement of the selle seller below below below below below buye buye buye buye buye buye buye buye	LER'S RESPONSE TO BUYER'S REQUEST FOR REPAIR or agrees to all of the modifications or repairs in Buyer's request the to proceed to Closing as provided in the Agreement, and Buyer or offers to correct only the following conditions described below the rejects all proposals by Buyer.* The rejects all proposals by Buyer, but proposes the following or on the attached pages:** ER'S REPLY TO SELLER'S RESPONSE. The rejects Seller's response and agrees to proceed to Closing or rejects Seller's response. Buyer disapproves of the instance of th	S OR MODIFICATION. The inspection contingency is satisfied, the parties is reply, below, is not necessary.** ow or on the attached pages:** The inspection contingency is satisfied, the parties is reply, below, is not necessary.** The inspection and the attached pages:** Date Date The inspection and the Agreement.** Decetion and this Agreement is terminated. The ative proposal for modification or repair. Buyer ass Buyer and Seller reach written agreement or the inspection is the inspection of the inspection.
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^{*} This is a notice which requires only one Buyer's or one Seller's signature.
** This is not a notice and requires all Buyer's or Seller's signatures.

Form 35W Inspection Waiver Addendum Rev. 3/21 Page 1 of 1

INSPECTION WAIVER ADDENDUM TO PURCHASE AND SALE AGREEMENT

	enBuyer	Buyer	("Buy
d			//a !!
_	Seller	Seller	("Sell-
1CA	ning		/4h = #17
001	Address	City	(the "Propert
	limited to, the structural, mechanical with building and zoning codes, an in a soils/stability inspection. Buyer ele the Property in its present condition.	I and general condition of the nspection of the Property for ects to waive the right to obtal Buyer has not relied on represof the Property, the suitability	spections of the Property including, but r improvements on the Property, complian hazardous materials, a pest inspection, a in inspections of the Property and purcha sentations by Seller, Listing Broker, or Buy of the Property for Buyer's intended use,
0	inspections of the Property and the imechanical and general condition of codes, an inspection of the Property This Agreement is not conditioned on to purchase the Property is based on by Seller, Listing Broker or Buyer Br	improvements on the Propert f the improvements on the Pro for hazardous materials, a peo the results of such inspection Buyer's prior inspection and roker with regard to the cond Buyer shall not provide the in-	eceptance of this Agreement, conductory including, but not limited to, the structural perty, compliance with building and zoning inspection, and a soils/stability inspections and Buyer acknowledges that the decision that Buyer has not relied on representation ition of the Property or the suitability of the spection report, or portions of the report,
	MODIFICATIONS/REPAIRS Based		
_	make the following modifications and	d/or repairs to the Property de	pre-inspection of the Property, Seller shascribed below or on the attached pages.
	make the following modifications and	d upon the results of Buyer's did/or repairs to the Property de	pre-inspection of the Property, Seller shascribed below or on the attached pages.
	make the following modifications and	d/or repairs to the Property de	pre-inspection of the Property, Seller sh scribed below or on the attached pages.
	make the following modifications and	dupon the results of Buyer's ded/or repairs to the Property de	pre-inspection of the Property, Seller sh scribed below or on the attached pages.
	make the following modifications and	d upon the results of Buyer's d/or repairs to the Property de	pre-inspection of the Property, Seller sh scribed below or on the attached pages.
	The modifications and/or repairs sh manner and in accordance with all ap the Closing Date. In the case of haza limited to removal or, at Seller's optic at Seller's expense as recommended repairs are subject to re-inspection a modifications and/or repairs, if Buyer	d/or repairs to the Property de la	r's expense in a commercially reasonab



Form 41D Inspector Referral Disclosure Rev. 7/10 Page 1 of 1

INSPECTOR REFERRAL DISCLOSURE

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INSPECTOR REFERRAL DISCLOSURE. Washington State law requires that a real estate broker, who refers a home 1 inspector to a buyer or seller with whom the broker has a current or past relationship including, but not limited to, a 2 business or familial relationship, fully disclose in writing to the buyer or seller the nature of the relationship.

Form 35E Escalation Addendum Rev. 4/21 Page 1 of 2 ©Copyright 2021 Northwest Multiple Listing Service ALL RIGHTS RESERVED

ESCALATION ADDENDUM TO PURCHASE AND SALE AGREEMENT

Th	e fol	lowin	g is part of the P	Purchase and Sale Agr	eement d	ated					1
bet	twee	n _							("E	Buyer")	2
			Buyer		В	uyer			`	, /	~
and	d		Seller			- II - · ·			("	Seller")	3
			Sellel		5	eller					
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inc not You	reas ass u are	ed if sure t e cau	Seller receives a hat the Competi itioned to offer n	including this Addend an equal or higher offe ng Offer used to estat o more than you are v sclose the terms of you	r from and olish your villing to p	other buyer (the "(Purchase Price v pay for the Proper	Competing C vill, in all way tv. You are t	offer"). This A s, be compa further cautic	ddendur arable to ned that	n does	5 6 7 8
1.	Net inc	t Prid rease	ce equal to or ed to \$	Seller receives a Com greater than the Ne more than th nis offer exceed \$	t Price o	f this offer, ther	the Net P	rice of this	offer sh	nall be	10 11 12 13
	The	e term alatio	n "Net Price" mea on clause) includir	ans the stated Purchase ng any price adjustment	e Price (or ts such as	the maximum pridecredits to Buyer fo	ce if the Com or closing cost	peting Offer of ts or credits to	contains Seller.	a price	14 15
2.	the day NW	/MLS full F rs if n /MLS	or similar forms Purchase Price to lot filled in) from Form 22B or e	A Competing Offer must, containing all materia o be paid in cash at count the date of this offer; quivalent). A Competiency (i.e. NWMLS Form	al terms no losing; (b and (c) is ng Offer i	ecessary for an er) provides for clos not contingent or may include other	nforceable againg no later the sale of the	greement wh thanthe buver's n	ich (a) re da roperty (equires ays (60	16 17 18 19 20 21
3.	SE req	LLEF uired	R'S ACCEPTAN by this section.	ICE. The parties shall	use the	Escalation Adde	ndum Notice	e" (Form 35E	EN) for n	otices	22 23
	a.	it is	npeting Offer R accompanied building any escala	Required for Escalation a complete copy ation provision.	on. Sello of any C	er's escalation of ompeting Offer (this offer shused to esc	nall not be e alate the Pu	fective i irchase	unless Price,	24 25 26
		i.	acceptance, the in). If Buyer for Purchase Price (1 day if not for the incompanion of the	to provide an offer to hen Buyer may give r fails to timely give su- ce calculated by Selle filled in) to deliver th- fer, Buyer shall be en	notice to s ch notice er. If Buy e Compe	Seller of that fact then Buyer sha er provides such ting Offer to Buy	within Il be obligate notice, Sel ver. If Seller	_ days (3 da ed to purcha ler shall hav fails to time	ays if no ise at the elv deliv	t filled e new _ days er the	
	b.	Noti	ce to Seller – N	Non-Qualifying Com	peting Of	fer.					33
		i.	Addendum, But of receipt of	ovided by Seller doe uyer may deliver notion the Competing Offe te deemed to qualify a	ce to Sell er. If Buy	er of that fact wit /er fails to time	hin dely give suc	ays (3 days th notice, the	if not fill ne offer	led in) shall	34 35 36 37
		ii.	notice of termi be refunded to	des such notice to Se ination of this Agreen o Buyer. If Seller doe: chase the Property at	nent. If S s not time	eller timely gives ely give such noti	such notice ce of termin	, the Earnes	st Money	v shall	38 39 40 41
	— Buy	/er's In	nitials Date	Buyer's Initials	 Date	Seller's Initials	Date	Seller's Initials		Date	



Form 35E Escalation Addendum Rev. 4/21 Pages 2 of 2

ESCALATION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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Continued

4.	NEW	PUR	CHA	SE	PRICE.
----	-----	-----	-----	----	--------

7.	145	TORCHASE PRICE.				
	a. E	Escalated Purchase Price. The Price can only be calculated whe	ne following formula callen the Purchase Price of	culates the new Purchase Prior the Competing Offer is known.	ce. The new Purchase	42 43
	(Purchase Price of Competing Off or the maximum purchase price fit contains an escalation provisi	of the Competing Offer	\$		44 45 46
	L	ess Credits (if any) to Buyer in (Competing Offer	\$	<u>-</u> 7.	47
	F	Plus Credits (if any) to Seller in C	Competing Offer	\$	_	48
	C	Competing Offer Net Purchase	Price	\$		49
	F	Plus Escalation Amount (this offe	er)	\$		50
	F	Plus Credits (if any) to Buyer (this	s offer)	\$		51
	L	ess Credits (if any) to Seller (thi	s offer)	\$		52
	N	lew Purchase Price		\$	4	53
	ii.	new Purchase Price stated If Buyer provides such not notice of termination of the shall be refunded to Buy	above shall conclusive ice to Seller, Seller sha is Agreement. If Seller er. If Seller does not	Price. If Buyer fails to timely ly be deemed to be correct. all have days (2 days is timely provides such notice timely give notice of terminal conclusively be deemed to	f not filled in) to give , the Earnest Money nation, then Buyer's	56 57 58 59 60 61
Initi	als: B	UYER: [Date:	SELLER:	Date:	
				SELLER:	Date:	

Form 35EN Escalation Addendum Notice Rev. 4/21 Page 1 of 1

ESCALATION ADDENDUM NOTICE

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ween			("Buyer"
Buyer	Во	Jyer	
Seller	Se	eller	("Seller"
cerning			(the "Property")
Address	Ci	ty State Zip	(tile 1 Toperty)
following notices are for use	with the Escalation Addendu	m (Form 35E).	
BUYER'S NOTICE OF NO with a Competing Offer to e	COMPETING OFFER. Bugescalate the Purchase Price	ver hereby gives notice that S as required by Paragraph 3(a)	eller failed to provide Buyer of Form 35E.
Buyer	Date	Buyer	Date
DUVERIO MOTIOS OS MO		•	
to escalate the Purchase P	N-QUALIFYING COMPETIN rice does not qualify as a Co	IG OFFER. Buyer hereby given mpeting Offer under Paragrap	es notice that the offer used oh 2 of Form 35E.
Buyer	Date	Buyer	Date
		•	
BUYER'S NOTICE OF NE calculated by Seller in Para	EW PURCHASE PRICE. B graph 4 of Form 35E is incor	uyer hereby gives notice tha rect. The new Purchase Price	t the new Purchase Price is calculated as follows:
Purchase Price of Comp		\$	
(or the maximum purcha if it contains an escalation	se price of the Competing O on provision)	ffer	
Less Credits (if any) to E	Buyer in Competing Offer	\$	
Plus Credits (if any) to S	eller in Competing Offer	\$	
Competing Offer Net P	urchase Price	\$	
Plus Escalation Amount	(this offer)	\$	
Plus Credits (if any) to B	uyer (this offer)	\$	
Less Credits (if any) to S	seller (this offer)	\$	
New Purchase Price		\$	
Buyer	Date	Buyer	Date
Price does not qualify as a C by Seller in Paragraph 4 of F	ompeting Offer under Paragr	d notice that: □ the offer used aph 2 of Form 35E; □ the new therefore elects to terminate th nest Money to Buyer.	Purchase Price calculated
Caller		-	
Seller	Date	Seller	Data

Date

Seller



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FEASIBILITY CONTINGENCY ADDENDUM

The following is part of the Purchase and Sale Agreement dated	
between	("Buver")
Buyer Buyer	(Dajoi)
and	("Seller")
Seller Seller	, , , , ,
concerning	(the "Property").
Address City State	Zio
(the "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's but not limited to, whether the Property can be platted, developed and/or built on (now or cost to do this. This Feasibility Contingency SHALL CONCLUSIVELY BE DEEMED on the December of disapproval on or before the Feasibility Contingency Expiration Date. If Bu disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded rely on any oral statements concerning feasibility made by the Seller, Listing Broker or inquire at the city or county, and water, sewer or other special districts in which the Proper shall include, but not be limited to: building or development moratoria applicable to Property; any special building requirements, including setbacks, height limits or restriction constructed on the Property; whether the Property is affected by a flood zone, we environmentally sensitive area; road, school, fire and any other growth mitigation or impa procedure and length of time necessary to obtain plat approval and/or a building permit utility and any services connection charges; and all other charges that must be paid.	rin the future) and what it will WAIVED unless Buyer gives a yer gives a timely notice of ed to Buyer. Buyer should not Buyer Broker. Buyer should 10 erty is located. Buyer's inquiry or being considered for the 13 son where buildings may be etlands, shorelands or other cot fees that must be paid; the 15 sufficient water, sewer and 15
Buyer and Buyer's agents, representatives, consultants, architects and engineers shall time during the feasibility contingency, to enter onto the Property and to conduct any test need to ascertain the condition and suitability of the Property for Buyer's intended purp Property and all improvements on the Property to the same condition they were in prior to be responsible for all damages resulting from any inspection of the Property performed or	sts or studies that Buyer may 20 bose. Buyer shall restore the 21 to the inspection, Buyer shall 22
☐ AGREEMENT TERMINATED IF NOTICE OF SATISFACTION NOT TIMELY P Agreement shall terminate and Buyer shall receive a refund of the Earnest Money unless on or before the Feasibility Contingency Expiration Date that the Property is suitable for B	Buyer gives notice to Seller 25

108

Form 90P Feasibility Contingency Notice Rev. 5/14 Page 1 of 1 ©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

FEASIBILITY CONTINGENCY NOTICE (NOTICE OF DISAPPROVAL/APPROVAL)

The following is part of the Purch	nase and Sale Agreement d	ated		
petween				("Buyer")
Buyer	E	uyer		(Dujot)
nd				("Seller")
Seller	S	eller		(0 0 0 /
oncerning				(the "Property").
Address	C	ity	State Zip	
Notice of Termination (Fe study of the Property, elects	asibility Contingency Diss to terminate the Agreemer	approval). Buyer nt, and demands th	disapproves the e return of the E	e results of a feasibility Earnest Money.
		2117		
Buyer	Date	Buyer		Date
Notice of Satisfaction (Feathe Property and elects to p	asibility Contingency App proceed with the transaction	roval). Buyer approon the terms in the	oves the results Agreement.	of a feasibility study of
				1
Buver	Date	Buver		Date

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NEIGHBORHOOD REVIEW CONTINGENCY ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Ag	greement dated			1
between			("D")	
Buyer	Buyer		("Buyer")	2
and			("Seller")	2
Seller	Seller		(Seller)	3
concerning			(the "Property").	4
Address	City	State Zip		·
NEIGHBORHOOD PEVIEW Puvodo increation				
NEIGHBORHOOD REVIEW. Buyer's inspection neighborhood in which the Property is located "Neighborhood Review"). The Neighborhood Review"	i includes Buyer's subject	ective satisfaction that the	he conditions of the	5
"Neighborhood Review"). The Neighborhood Re	view may include Ruye	buyers intended use o	the Property (the	6
bus intes, availability of shopping, traffic pat	tterns, noise parking	and investigation of c	thor poighborhood	Q
environmental and salety conditions the Buyer m	nav determine to be rele	evant in deciding to purel	hase the Droporty If	a
buyer does not give notice of disapproval of the N	Neighborhood Review wi	ithin days (*	3 days if not filled in 1	Λ
of indical acceptance of the Agreement then the	his Neighborhood Revi	ew condition shall cond	lucivaly by doomed 1	1
satistied (walved). It buyer gives a timely notice t	of disapproval, then this	Agreement shall termin	ate and the Earnest 1	2
Money shall be refunded to Buyer.				3



Date

Form 90M Notice of Termination/Neighborhood Review Rev. 4/01 Page 1 of 1 ©Copyright 2001 Northwest Multiple Listing Service ALL RIGHTS RESERVED

NOTICE OF TERMINATION PURSUANT TO NEIGHBORHOOD REVIEW

The following	ng is part of the Purchase	and Sale Agreement dated		
between _	Buyer	Buyer		("Buyer") 2
and	Seller	Seller		("Seller") 3
concerning	Address	City	State Zip	(the "Property"). 4
hereby give		D Neighborhood Review. Bupproves the neighborhood revoney.		
Buver		Date Bu	iver	Date



Form 36 Counteroffer Addendum Rev. 8/11 Page 1 of 1

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COUNTEROFFER ADDENDUM TO REAL ESTATE PURCHASE AND SALE AGREEMENT

oncerning		City	State		(the "Property")
у,				Zip	
nd the undersigned			, as		
e accepted, except for the follo	wing changes.		, ao		
The Purchase Price shall be	÷\$				
Other.					
counteroffer abolt expire at	0.00				
counteroffer shall expire at a set it is sooner withdrawn. According broker or at the licensed of est Money shall be refunded to	eptance shall not be eff fice of their broker. If th	ective until a signed	convic roccive	ad by the	t is delivered), counterofferor, lapse and the
ther terms and conditions o	f the above offer are in	corporated herein by	/ reference as	though t	fully set forth.
Signature	Date	Signature			Date
e above counteroffer is accep	ted.				
Signature	Date	 Signature			Date

Form 36A Offer/Counteroffer Withdrawal Rev. 3/21 Page 1 of 1

WITHDRAWAL OF OFFER OR COUNTEROFFER

The follow	ring is part of the Purchase and Sale	Agreemen	t dated				
between							("Buyer")
	Buyer		Buyer				(22,01)
and	Seller		Seller				("Seller")
concerning	9		0010				_ (the "Property").
	Address		City		State	Zip	_ (the Troperty).
TO:	☐ Seller and Listing Broker						
	☐ Buyer and Buyer Broker						
The attach	ied □ Offer; □ Counteroffer is withd	Irawn.					
☐ Seller;	☐ Buyer	Date		Seller; 🗆 E	Buyer		Date

Form 38A Back-Up Addendum Rev. 3/21 Page 1 of 1 ©Copyright 2021 Northwest Multiple Listing Service ALL RIGHTS RESERVED

BACK-UP ADDENDUM TO PURCHASE AND SALE AGREEMENT

Th	e following is part of the Purchase and S	Sale Agreement o	lated		
be	tween				("Buyer")
	Buyer	Buyer			
an	GSeller	Seller			("Seller")
CO	Address	City		State Zip	_ (the "Property").
1.	Property Already Sold. Seller has p dated ("First Sale"). S	reviously sold the	e Property purs e right to change	uant to a purchase and or amend the terms of t	d sale agreement he First Sale.
2.	Back-Up Agreement Subject to First obligated to sell to Buyer, unless the Fi	t Sale. This "Bac irst Sale fails to c	k-Up Agreement lose.	" is subject to the First S	Sale. Seller is not
3.	Notice - If First Sale Fails to Close. S will not close ("First Sale Failure Notice	Seller shall give n e"). NWMLS Forr	otice to Buyer w n 38B may be us	ithin 2 days of learning t sed for this notice.	that the First Sale
4.	Closing. If the First Sale fails to close (60 days if not filled in) from the dat Addendum supersedes the Closing Da	te of delivery of	the First Sale F	p Agreement shall be ailure Notice. The Clo	days sing Date in this
5.	Expiration of Back-Up Agreement. It (60 days if not filled in) after mutual terminate.	f Seller has not g acceptance of t	given the First S his Back-Up Ag	ale Failure Notice withir reement, this Back-Up	n days Agreement shall
3.	Termination by Buyer. Buyer may ter Failure Notice. NWMLS Form 38B may	rminate this Back y be used for this	k-Up Agreement notice.	any time prior to receiv	ing the First Sale
7.	Time. For the purposes of computin Agreement, including the deposit of Ea Notice. If NWMLS Short Sale Addendates begin on the date of delivery of the First	arnest Money, sh dum (Form 22SS	nall begin on the) is a part of this	date of delivery of the Back-Up Agreement.	First Sale Failure all timelines shall
3.	Other.				
	uyer	Date	Seller		Date
D	uyei	Date	Seller		Date

Form 38B Back-Up Addendum Notice Rev. 7/19 Page 1 of 1

BACK-UP ADDENDUM NOTICE

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The following is part of the Purchase and Sale Agreement dated between _ Buyer and _ ("Seller") concerning (the "Property"). Seller's First Sale Failure Notice Pursuant to Paragraph 3 of the "Back-Up" Addendum (Form 38A), Seller gives notice to Buyer that the First Sale 5 failed to close ("First Sale Failure Notice"). This "Back-Up Agreement" is now a firm agreement for the sale of the 6 Property. 8 Seller Date Seller Date **Buyer's Notice of Termination** 9 Pursuant to Paragraph 6 of the "Back-Up" Addendum (Form 38A), Seller has not delivered the First Sale Failure 10 Notice and therefore, Buyer hereby gives notice that Buyer elects to terminate the Agreement. 11 12 Buyer Date Buyer Date

SECOND BUYER'S ADDENDUM

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The following Addendum is part of the Purchase and Sale Agreement dated (the "Second Sale Agreement") between ("Seller") ("Second Buver") 2nd Buyer concerning (the "Property"). Property Subject to Prior Contingent Sale. Second Buyer acknowledges that the Property is subject to a 5 prior purchase and sale agreement (the "Prior Sale") between Seller and 6 ("First Buyer"). The Prior Sale is contingent on First Buyer entering into an agreement for the sale of First 7 Buyer's property ("Buyer's Property") on or before ______. The Prior Sale provides if Seller accepts another 8 offer to sell the Property, then notice of Seller's acceptance of a second offer shall be given to First Buyer (the "Bump Notice"). If, after receipt of the Bump Notice, First Buyer does not give timely notice that (i) First Buyer 10 has sold Buyer's Property; or (ii) that First Buyer waives the Buyer's Sale of Property Contingency, then the Prior 11 Sale will terminate, and this Second Sale Agreement shall proceed to Closing. Seller shall not amend the terms 12 of the Prior Sale after mutual acceptance and prior to termination of this Second Sale Agreement. 13 Second Buyer's Waiver of Contingencies. The Bump Notice will not be given to First Buyer until Seller has received notice of Second Buyer's waiver or satisfaction of the contingencies selected below. 15 ☐ a. Second Buyer's approval of a "Seller Disclosure Statement" (Form 17). 16 ☐ b. Second Buyer's approval of an inspection of the Property and the improvements on the Property, including 17 but not limited to structural, roof, pest, soils/stability, and septic inspections, e.g., Inspection Addendum (Form 35) and Septic Addendum (Form 22S). 19 ☐ c. Second Buyer's approval of a review of the Property to determine if the Property can be used in a manner 20 consistent with Second Buyer's intended use, e.g., Feasibility Contingency Addendum (Form 35F). 21 ☐ d. Second Buyer's approval of a Condominium Resale Certificate (Form 27). 22 ☐ e. Second Buyer's Financing Addendum (Form 22A). 23 ☐ f. Second Buyer's approval of 24 Bump Notice. Within _ days (1 day if not filled in) of Second Buyer's notice that all contingencies selected in Paragraph 2 of this Addendum have been satisfied or waived, a Bump Notice shall be given to First Buyer. Seller shall inform Second Buyer of the results of First Buyer's response to the Bump Notice. If Second Buyer terminates this Second Sale Agreement, without legal cause, after the Bump Notice is given to First Buyer, 28 then Second Buyer shall be in default. 29 4. First Buyer's Contingency Satisfied or Waived. If First Buyer responds to the Bump Notice and satisfies or waives First Buyer's Sale of Property Contingency, then Seller shall provide Second Buyer with notice of the same within 1 day and this Second Sale Agreement shall terminate and the Earnest Money shall be refunded to Second Buyer. Seller's notice may be given on the Contingency Property Notice (Form 90K) or similar form. 33 5. First Buyer's Contingency Not Satisfied or Waived. If First Buyer responds to the Bump Notice by terminating the Prior Sale, then Seller shall provide Second Buyer with notice of the same within 1 day ("Seller's Notice -First Buyer Terminated Prior Sale") and this Second Sale Agreement shall proceed to Closing. Seller's notice 36 may be given on the Contingency Property Notice (Form 90K) or similar form. 37 6. Computation of Time. For the purposes of computing time (except for the timelines in this Addendum and the 38 deposit of earnest money), all timelines shall begin on Seller's Notice - First Buyer Terminated Prior Sale. 39 This Addendum Controls. All other terms and conditions of the Second Sale Agreement remain in full force and effect. In the event of conflict between the terms of this Addendum and any other term of this Second Sale 41 Agreement, this Addendum shall control. 42



BUYER BROKERAGE FIRM'S COMMISSION ADDENDUM

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The fol	owing is part of the Purchase and Sale Agreement dated
betwee	n ("Buyer")
	Buyer Buyer (Buyer
and	Seller Seller ("Seller")
concer	Address City State Zip (the "Property").
	Buyer Brokerage Firm's Commission – No Compensation in Listing.
_	
	There is no offer of compensation to Buyer Brokerage Firm in the listing agreement, Seller agrees to pay Buyer Brokerage Firm a commission of% of sales price or \$
	Additional Buyer Brokerage Firm Commission – Buyer Representation Agreement.
	Buyer is obligated to pay Buyer Brokerage Firm a commission of% of sales price or
	\$ as a condition of a buyer representation agreement between Buyer Brokerage Firm and Buyer (which agreement has been provided to Seller).
	Seller's offer of compensation to Buyer Brokerage Firm in the listing agreement is less than Buyer's above obligation to Buyer Brokerage Firm. Accordingly, Seller agrees to pay Buyer Brokerage Firm additional commission of% of sales price or \$
	Buyer Brokerage Firm's total commission paid by Seller shall be% of sales price or \$
	Buyer Brokerage Firm's Commission - No Listing Agreement.
	There is no written listing agreement. Seller agrees to pay Buyer Brokerage Firm a commission of
The fol	owing provision applies to each selection above:
	If Seller shall, within six months from the date hereof, sell the Property to Buyer or someone acting on Buyer's behalf, Seller shall pay Buyer Brokerage Firm the commission set forth above, less any portion of the above earnest money retained by Buyer Brokerage Firm. Provided, if a commission is paid to another member(s) of a multiple listing service in conjunction with such sale, the amount of commission payable to Buyer Brokerage Firm shall be reduced by the amount paid to such other member(s). "Sell" includes a contract to sell; an exchange or contract to exchange; an option to purchase; and/or a lease with option to purchase, regardless of when it closes



Date

AGENCY DISCLOSURE MULTIPLE BROKERS

The following is part of the Purcha	se and Sale Agreement d	ated	
between			("Buyer")
Buyer and	В	uyer	
Seller	S	eller	("Seller")
concerning	С	Sity St	tate Zip (the "Property").
This form is for use when more tha one of the Agreement is modified t	n one broker represents o to include the following ad-	ne or both of the parties ditional disclosure:	s. The Agency Disclosure on page
Additional Buyer Broker(s):			
Buyer Brokerage Firm	MLS Office No.	Buyer represented by:	: ☐ Buyer Broker ☐ Buyer/Listing Broker (dual agent);
Buyer Broker (Print)	MLS LAG No.		
Buyer Brokerage Firm	MLS Office No.	Buyer represented by:	: ☐ Buyer Broker ☐ Buyer/Listing Broker (dual agent);
Buyer Broker (Print)	MLS LAG No.		a bayon closing broker (dual agenty,
Additional Listing Broker(s):			
Listing Brokerage Firm	MLS Office No.	Seller represented by:	☐ Listing Broker☐ Listing/Buyer Broker (dual agent)
Listing Broker (Print)	MLS LAG No.		
Listing Brokerage Firm	MLS Office No.	Seller represented by:	☐ Listing Broker ☐ Listing/Buyer Broker (dual agent)
Listing Broker (Print)	MLS LAG No.		
Buyer's Initials Date Bu	uyer's Initials Date	Seller's Initials	Date Seller's Initials Date



Form 43 Reservation Agreement Rev. 3/21 Page 1 of 1

RESERVATION AGREEMENT

(ATTACH A PURCHASE & SALE AGREEMENT)

Buyer	Buyer)——————————————————————————————————————	("Buyer"	
Colley			("Seller") agree as follows:	
Seller	Seller			
applicable); Floor Plan Type:	Building: Lot No.:	Other I.D.:		
RESERVATION. Seller shall res	erve for Buyer's purchase, the property	commonly known as:		
Address	City	State	(the "Property	
and legally described 🛭 as attac	hed on Exhibit A; 🛭 legal description no	t available.		
	utual acceptance of this agreement Buy h		as consideration for this	
Broker will deposit any check the Brokerage Firm and is over \$10 Buyer completes an IRS Form \$10,000.00 Buyer has the option paid to the State Treasurer, if bounds put the Deposit in an interest Account, Buyer Brokerage Firm in NOTICE TO BUYER. When autition in the count is the property of the propert	(the "Deposit"). The Deposit be held by Buyer Brokerage Firm w.,000.00 it shall be put into an interest-N-9. Interest, if any, after deduction of charges and fees in excess of the interest to require Buyer Brokerage Firm to put Seller and Buyer so agree in writing. st-bearing account or the Deposit is \$10 may transfer the Deposit to Closing Agentorized by Seller, the Buyer Brokerage	rithin 3 days of mutual acceptance bearing trust account in Buyer Brobank charges and fees, will be paint earned, if any. If the Deposit he ut the Deposit into the Housing Trust the Buyer does not complete an 0,000.00 or less, the Deposit shall not.	e. If the Deposit is held by Buyer berage Firm's name provided that it to Buyer. Buyer shall reimburs lid by Buyer Brokerage Firm is over ust Fund Account, with the interest IRS Form W-9 before Buyer Broke be put into the Housing Trust Funds of the purchase price established.	
by Seller for the Property. After enter into a Purchase and Sale A within that time, or any agreed Agreement shall thereupon be te	Buyer's receipt of this notice, the partie agreement at the price in said notice to leastension thereof, Buyer Brokerage I rminated without further liability to either	s shall have days (5 Buyer. If the parties do not enter in Firm shall return the above Depo party, Buyer Brokerage Firm or Bu	days if not filled in) within which I to a Purchase and Sale Agreemer sit to Buyer and this Reservation layer Broker.	
notice beyond either phoning Bu	advised of Buyer's whereabouts to rece yer or causing a copy of the notice to be	delivered to Buyer's address below	v.	
BUYER-ELECTION NOT TO PURCHASE. Buyer may at any time elect not to purchase the Property, by giving written notice to Listing Broker. Upon Listing Broker's receipt of such notice, this Agreement shall terminate and the above Deposit shall be immediately refunded to Buyer.				
SELLER'S OWNERSHIP/PLAT purchase the above Property	FING REQUIREMENT. Seller ☐ is the other	e owner of the above Property	has entered into an agreement t	
If the Seller is not the owner, this	Agreement is subject to Seller acquiring	g title.		
the sale of property less than 5 generally unenforceable. The pa with this Agreement. If the Prope this Agreement is conditioned or	generally a violation of Washington law acres in size if it has not received prel ties understand this and release the Bu erty must be subdivided, Seller represer the recording of the final plat containing greement shall terminate and the Depose	iminary plat approval. An agreeme lyer Brokerage Firm and Buyer Bro Its that there has been preliminary g the Property on or before	ent offering to sell such property in oker from any liability in connection on plat approval for the Property app	
PURCHASE & SALE AGREEM	ENT. Buyer and Seller shall enter into e received the attached form, and all ter	a Purchase and Sale Agreement	on the attached form. Buyer an eptable.	
t Seller Name		Buyer	Date	
Signature	Date	Buyer	Date	
of Person Signing			200	
or reison signing		Buyer Address		
er Address		City, State, Zip		
State, Zip	*	Home Phone	Office Phone	
ne	Email	Buyer's Email		
er Brokerage Firm		Buyer Broker		
er Brokerage Firm Address	City	Sta	te Zip	
on Dhone				
e Phone	Office Fax	Oth	er Phone	

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AUTHORIZATION TO DISBURSE EARNEST MONEY

oetween				("D")
Buyer		Bi	ıyer	(buyer)
and				("Seller")
Seller			eller	(Oonor)
concerning			(the "P	roperty").
Address		Ci	ly State Zip	
. Disbursement of Earl distribute it as follows:	nest Moi	ney. Buyer and Seller her	eby direct the party holding the Earnest Money to	0
\$	to	Ruyor		
\$		•		
		Listing Brokerage Firm.		
		Buyer Brokerage Firm.		,
\$	to			,
Reservation of Rights a	nd Claim	s. This Authorization shall	not otherwise affect any party's contractual rights o	r
obligations under the Ag	reement.			
Buyer		Date	Seller	Date 1
Buyer		Date	Seller	Date 1
Buyer Brokerage Fire	n		Listing Brokerage Firm	1
Buyer Broker		-	Listing Broker	1

RESCISSION AGREEMENT

etween				("Buyer")
Buyer		Buy	ver	(Buyer)
nd Seller		Sel	ier	("Seller"),
oncerning		331		(the "Property")
Address		City	State Zip	(
rescinded as follows	:			
the Property are re this sale from any	escinded. Each and all liability ir	party releases the connection with t	or undertakings between Buyer and other and all real estate firms and l he sale, except as agreed below. No ships or related agreements unless	brokers involved with othing herein shall be
EARNEST MONE money as follows:	Y. The party hol	ding the earnest n	noney is authorized and directed to	disburse the earnest
	to Bu			
\$				
\$		ting Brokerage Firr	n.	
\$	to Bu	yer Brokerage Firm	1.	
\$	to		→	
acting on Buyer's Exclusive Listing A money retained by as set forth in the Brokerage Firm. I conjunction with su Firm shall be redu	behalf, Seller slagreement betwee Listing Brokerage Exclusive Listing Provided if a court a sale, the anaced by the amount of the sale.	nall pay Listing Breen Seller and Listing Browner Firm. Listing Browner Agreement, less a symmission is paid nount of commission unt paid to such	the date hereof, sell the Property tookerage Firm the Total Commission Brokerage Firm, less any portion of Brokerage Firm will pay Buyer Brokerage ny portion of the above earnest mon to another member(s) of a multiple of payable to Listing Brokerage Firm a other member(s). "Sell" includes a ase; and/or a lease with option to put	n as set forth in the of the above earnest ge Firm's commission ley retained by Buyer ble listing service in and Buyer Brokerage contract to sell: an
Buyer's Signature		Date	Seller's Signature	Date
Buyer's Signature	7	Date	Seller's Signature	Date
Buyer Brokerage	Firm		Listing Brokerage Firm	
Buyer Broker's Sig		Date	Listing Broker's Signature	Date

RENTAL AGREEMENT Buyer Occupancy Prior to Closing

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Notice: There are many risks associated with giving a buyer the right to occupy a property prior to closing. Seller should consult with an attorney before entering into an agreement that provides a buyer with occupancy prior to closing.

	Date:
Te	nant(s)
ag	ree(s) to rent from Landlord Seller/Landlord Soller/Landlord
me	property commonly known as
	, (the "Property") on the following terms and conditions:
S	tate Zip County , (the Property) on the following terms and conditions.
1.	RENT. The rent shall be \$ per
	Rent shall be payable to
	at
	Other:
2	
2.	TERM AND TERMINATION. Tenant is entitled to possession on This Agreement shall terminate on If Tenant purchases the Property from
	Landlord, then this Agreement shall terminate on closing of the sale. At the time of closing, advance rent paid to
	Landlord shall be pro-rated on a daily basis, and Tenant shall be credited with any unused portion thereof. If this
	Agreement is terminated prior to the termination date set forth in this paragraph, then any advance rent shall be
	pro-rated on a daily basis, and the unused portion refunded to Tenant immediately upon Tenant's vacating the
	Property. If Tenant holds over without the written consent of Landlord, Tenant shall be liable for rent and all other damages sustained by Landlord because of such holdover.
3.	INSURANCE. Landlord agrees to keep the Property insured against fire and other normal casualties. All proceeds
	of any such policy shall be payable to Landlord alone. Landlord shall have no responsibility for insuring anything in or on the Property which belongs to Tanant. Tanant is addited that much the property which belongs to Tanant.
	in or on the Property which belongs to Tenant. Tenant is advised that renter's insurance is available to Tenant for coverage related to liability for bodily injury, property damage, and for the theft, loss, or damage to Tenant's
	personal property.
4.	UTILITIES Tenant agrees to pay for all utilities including garbage collection aboves during the tangent to
٠.	UTILITIES. Tenant agrees to pay for all utilities, including garbage collection charges, during the term of this Agreement.
5.	IMPROVEMENTS. Tenant shall not be entitled to make any improvements or alterations in the December 1.
٥.	IMPROVEMENTS. Tenant shall not be entitled to make any improvements or alterations in the Property, including painting, during the term of this Agreement without the written permission of Landlord. In the event this
	Agreement terminates for any reason other than Tenant's purchase of the Property, Tenant will return the
	Property to Landlord in as good a condition as it presently is, ordinary wear and tear excepted.
6.	LANDLORD - TENANT ACT. This Agreement is subject to the provisions of the Residential Landlord - Tenant
	Act, RCW 59.18 and the Unlawful Detainer Statute, RCW 59.12. If Tenant and Landlord have entered into a
	purchase and sale agreement for the purchase of the Property, then a default under that purchase and sale
	agreement shall constitute a default under this Agreement, and Landlord shall be entitled to all remedies provided for in the Residential Landlord Tanant Act. ROW 50.48 including the landlord shall be entitled to all remedies provided
	for in the Residential Landlord-Tenant Act, RCW 59.18, including but not limited to the exercise of all eviction proceedings authorized by RCW 59.12.
7.	SURI FITING OR ASSIGNMENT Topant may not cublet the Bronosty and may not easier Topant and
	SUBLETTING OR ASSIGNMENT. Tenant may not sublet the Property and may not assign Tenant's rights under this Agreement.
3.	CITY OF SEATTLE RENTAL AGREEMENT REGULATION ORDINANCE. If the Property is located within the
	City of Seattle then a copy of a summary of city and state landlord/tenant laws is attached. Tenant hereby
	acknowledges receipt of a copy of the summary.
	Landlord's Initials Date Landlord's Initials Date Tenant's Initials Date Tenant's Initials Date

Form 65A Rental – Early Occupancy Rev. 3/21 Page 2 of 2

RENTAL AGREEMENT Buyer Occupancy Prior to Closing (Continued)

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9. RELEASE OF REAL ESTATE FIRMS. Landlord and Tenant release all real estate firms and brokers involved 40 with this Agreement between Landlord and Tenant and agree to indemnify all real estate firms and brokers from 41 any and all claims arising under this Agreement. 42 10. ATTORNEYS' FEES. In the event either party employs an attorney to enforce any terms of this Agreement and is 43 successful, the other party agrees to pay reasonable attorneys' fees. In the event of trial, the amount of fees shall 44 be as fixed by the court. 45 11. SMOKE DETECTOR. Tenant acknowledges and Landlord certifies that the Property is equipped with a smoke 46 detector(s) as required by RCW 43.44.110 and that the detector(s) has/have been tested and is/are operable. It is 47 Tenant's responsibility to maintain the smoke detector(s) as specified by the manufacturer, including replacement 48 of batteries, if required. In addition, if the Property is a multi-family building (more than one unit), Landlord makes 49 the following disclosures: 50 (a) The smoke detection device is \Box hard-wired \Box battery operated. 51 (b) The Building ☐ does ☐ does not have a fire sprinkler system. 52 (c) The Building □ does □ does not have a fire alarm system. 53 (d) The building has a smoking policy, as follows: 54 55 56 The building does not have a smoking policy 57 (e) The building has an emergency notification plan for occupants, a copy of which is attached to this 58 Agreement. 59 The building does not have an emergency notification plan for occupants. 60 (f) The building has an emergency relocation plan for occupants, a copy of which is attached to this 61 Agreement. 62 ☐ The building does not have an emergency relocation plan for occupants. 63 (g) The building has an emergency evacuation plan for occupants, a copy of which is attached to this 64 Agreement. 65 The building does not have an emergency evacuation plan for occupants. 66 Tenant hereby acknowledges receipt of a copy of the building's emergency evacuation routes. 67 12. CARBON MONOXIDE ALARMS. Landlord shall equip the Property with carbon monoxide alarm(s) in accordance 68 with the state building code as required by RCW 19.27.530. The parties acknowledge that the real estate firms and brokers are not responsible for ensuring that Landlord complies with RCW 19.27.530. 70 13. LEAD-BASED PAINT. If the Property includes housing that was built before 1978, then the Addendum entitled 71 "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" (NWMLS Form 22J or equivalent), must be attached to this Agreement unless this lease/rental transaction is exempt from all applicable 73 federal regulations. 74 14. MOLD DISCLOSURE. Tenant acknowledges receipt of the pamphlet entitled "A Brief Guide to Mold, Moisture, 75 and Your Home." 76 15. OTHER. 77 78 79 80 81 Landlord Tenant Date Date Landlord Date Tenant

RENTAL AGREEMENTSeller Occupancy After Closing

	Date:	
Те	enant(s)	
	Sciller/Tenant Seller/Tenant	
ag	ree(s) to rent from Landlord	
the	Buyer/Landlord Buyer/Landlord Buyer/Landlord	
uic	Address City	
_	(the "Property") on the following terms and conditions:	
5	State Zip County	
1.	RENT. The rent shall be \$ per	
	Rent shall be payable toat	7
	at	
	Other:	,
2.	POSSESSION. Tenant is entitled to possession on the closing of the sale of the Property from Tenant (Seller) to Landlord (Buyer). If the sale does not close, then this Agreement is void.	11
3.	TERM. This Agreement shall terminate on Upon termination, any advance rent shall be pro-rated on a daily basis, and the unused portion refunded to Tenant immediately upon Tenant's vacating the Property. If Tenant holds over without the written consent of Landlord, Tenant shall be liable for rent and all other damages sustained by Landlord because of such holdover.	12 13 14 14
4.	INSURANCE. Landlord agrees to insure the Property against fire and other normal casualties. All proceeds of any such policy shall be payable to Landlord alone. Landlord shall have no responsibility for insuring anything in or on the Property which belongs to Tenant. Tenant is advised that renter's insurance is available to Tenant for coverage related to liability for bodily injury, property damage, and for the theft, loss, or damage to Tenant's personal property.	17 18
5.	UTILITIES. Tenant agrees to pay for all utilities, including garbage collection charges, during the term of the Agreement.	2
6.	IMPROVEMENTS. Tenant shall not be entitled to make any improvements or alterations to the Property, including painting, during the term of this Agreement, without the written permission of Landlord. Tenant will return the Property to Landlord in as good a condition as it presently is, ordinary wear and tear excepted.	23 24 25
7.	SUBLETTING OR ASSIGNMENT. Tenant may not sublet the Property and may not assign Tenant's rights under this Agreement.	26 27
8.	CITY OF SEATTLE RENTAL REGULATION ORDINANCE. If the Property is located within the City of Seattle, then a copy of a summary of city and state landlord/tenant laws is attached. Tenant hereby acknowledges receipt of a copy of the summary.	28 29 30
Э.	RELEASE OF REAL ESTATE FIRMS. Landlord and Tenant release all real estate firms and brokers involved with this Agreement between Landlord and Tenant and agree to indemnify all real estate firms and brokers from any and all claims arising under this Agreement.	31 32 33
10.	ATTORNEYS' FEES. In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay reasonable attorneys' fees. In the event of a trial, the amount of fees shall be as fixed by the Court.	34 35 36

Form 65B Rental – Delayed Occupancy Rev. 3/21 Page 2 of 2

RENTAL AGREEMENT Seller Occupancy After Closing (Continued)

La	andle	ord		Date	Tenant	Date				
Lá	andle	ord		Date	Tenant	Date	-1			
							67 68 69 70 71 72 73 74 75 76 77			
	and	Yo	our Home."	ages receipt of th	e pampniet entitied. A brief Guide	ato iviola, iviolsture,	66			
	"Dis equ fede	sclo ival eral	BASED PAINT. If the Property incourse of Information on Lead-Ballent), must be attached to this Agrel regulations. DISCLOSURE. Tenant acknowled	sed Paint and l eement unless thi	_ead-Based Paint Hazards" (NW s lease/rental transaction is exemp	MLS Form 22J or ot from all applicable	62 63 64			
12. CARBON MONOXIDE ALARMS. Landlord shall equip the Property with carbon monoxide alarm(s) in accordan with the state building code as required by RCW 19.27.530. The parties acknowledge that the real estate firm and brokers are not responsible for ensuring that Landlord complies with RCW 19.27.530.										
			nant hereby acknowledges receipt			utes.	57			
	(3)		Agreement. The building does not have an em			TIEG to this	54 55 56			
	(a)	 The building does not have an emergency relocation plan for occupants. The building has an emergency evacuation plan for occupants, a copy of which is attached 								
	(f)	ned to this	51 52							
			The building does not have an em	ergency notification	on plan for occupants.		50			
	(e)		The building does not have a smo The building has an emergency no Agreement.		occupants, a copy of which is attac	ched to this	47 48 49			
	(d)		The building has a smoking policy	, as follows:			45 46			
	(c) The Building □ does □ does not have a fire alarm system.									
	(b)	Th	ne Building 🛘 does 🗖 does not hav	e a fire sprinkler	system.		43			
	(a) The smoke detection device is □ hard-wired □ battery operated.									
11.	Ter of b	SMOKE DETECTOR. Tenant acknowledges and Landlord certifies that the Property is equipped with a smoke detector(s) as required by RCW 43.44.110 and that the detector(s) has/have been tested and is/are operable. It is Tenant's responsibility to maintain the smoke detector(s) as specified by the manufacturer, including replacement of batteries, if required. In addition, if the Property is a multi-family building (more than one unit), Landlord makes the following disclosures:								

Form 67 Commission Agreement Rev. 6/13 Page 1 of 1

LEASE/RENTAL COMMISSION AGREEMENT

This Lease/Rental Commission Ag	reement dat	d is made between
		("Lessor") and
Lessor		Lessor
		, ("Real Estate Firm" or "Firm")
n connection with real property con	mmonly kno	n as
		Address
City	State Zip	County (the "Property");
DEFINITIONS. For purposes o	f this Aaroor	ent "MLS" means the Northwest Multiple Listing Service.
i. Dei mirrono. For purposes o	i iiiis Agreei	and MES Thearts the Northwest Multiple Listing Service.
commission of \$		d a tenant to lease the property. Lessor shall pay Firm a From Firm's commission, Firm shall pay a esenting a tenant a commission of \$
the date of this Lease/Re Lessor shall pay Firm a con commission, Firm shall p	ntal Commi mmission of	thin months (36 months if not filled in) after sion Agreement, contract to sell the Property to tenant, From Firm's string member of MLS, if any, representing a tenant a
Agreement and is successful, t trial, the successful party shall	he other par be entitled to es shall be fi	earty employs an attorney to enforce any terms of this agrees to pay reasonable attorneys' fees. In the event of an award of attorneys' fees and expenses; the amount of ed by the court. The venue of any suit shall be the county
6. OTHER AGREEMENTS (none	if not filled i	
essor has read and approves this	Agreement a	nd hereby acknowledges receipt of a copy.
Lessor	Date	Firm (Company)
Lessor	Date	By: (Leasing Broker)

LEASE / RENTAL AGREEMENT

	Lessor				Lessor			("Lessor")
nd								("Tenant"
	Tenant	4 A	de la caracia		Tenant			
) r t	ie Proper	ty common	nly known as	Address				
	City		State	Zip	County			
					egal descript	tion of the Pr	roperty is a	ttached as Exhibit A
			NT (check c					
	a. 🗆 Le	ase. This	Agreement					commencing or
	Tenar	t must vac	Inis Agr	reement sr	nall end at	t midnight	on	day of the term. I
	Tenan	t holds ove	r without the	prior writte	en consent	of Lessor.	Tenant sh	all be liable for ren
	and al	other dama	ages sustain	ed by Less	or because	of such hol	ldover. If T	enant vacates prio
	to the	expiration	of the term	, the secu	rity deposit	shall be for	orfeited ar	nd Tenant shall be
	re-ren	ed whichev	er is less.	is in the le	smallider of	i die term, (or until the	Property has been
				areement	is for a m	onth-to-mor	nth tenan	cy commencing or
	+		Lessor	or Tenant i	may termina	ate this Agr	eement up	on written notice a
	least 2	0 days prio	r to the end	of each mo	inthly rental	period. If a	ny such no	otice is not received
	rental	t 20 days in period	advance, tr	ien it shall	not be effec	ctive until the	e end of th	e following monthly
			nt'e right to	acceccion	of the Pron	artii bogina	at the same	nmencement of the
	term indic	ated above	. If, through	h no fault	of Lessor	or Listing	Firm. Les	isor cannot delive
	possession	of the Pro	perty to Ter	nant on the	date indica	ated above,	, Lessor s	hall not be liable to
		damages.						
			ay rent as fo					
	a. Amou	nt and Due	Date. The r	ent is \$		per mo	nth, payab	le in advance and
								cing on the first
			Each month				•	
	at the	ents. Rent s address bel	hall be paid ow; or 🚨	to (check	one): 🛭 List	ting Firm at	the addre	ss below; Lesso
	. First I		nt. Lessor					as the first and
	final m	mon	h's rent. If	Lessor coll	ects last m	onth's rent,	it can onl	y be appl ied to the
			term and is r					
	\$	and	payable on	ted rent 11	OIII		_ 10	is
(*						ater: □ c	ewer; 🛘 garbage;
		. 53 01				ccept. 🛥 w		Swel, wa galbage,
		CY/SUBLE						e for the following
- [OCCUPAN	sons						
	named pe			The second second	111 11 11 23		C ()	D
1	named pe Fenant sh	all not ass	gn this Agr	eement, si	ublet all or	any portic	on of the	Property, nor give or or Listing Firm.

Tenant's Initials

Date

Tenant's Initials

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LEASE / RENTAL AGREEMENT Rev. 6/20 Page 2 of 6 (Continued) 6. SECURITY DEPOSIT. Lessor acknowledges receipt from Tenant of the sum of \$ which shall be deposited in a trust account in 43 Branch, in , WA. Lessor or Listing Firm will give written notice of any change in said depository. This deposit is security for performance of Tenant's obligations in this Agreement, including but not limited to payment of rent, and for any 46 damages to and cleaning of the Property, for which Tenant is responsible. 47 A written "Move In/Move Out Addendum" describing the condition and cleanliness of and any damage 48 to the Property and furnishings shall be signed by Lessor or Listing Firm and Tenant upon commencement of tenancy and a written copy given to Tenant. No security deposit may be collected 50 unless the Move In/Move Out Addendum is completed. 51 Within twenty-one (21) days after termination of tenancy and vacation of premises (or abandonment of 52 premises), Lessor will give Tenant a full and specific statement of the basis of retaining any of the deposit and a refund of any portion due Tenant, delivered to Tenant personally or sent U.S. first-class mail to Tenant's last known address. If the deposit is insufficient to reimburse Lessor for such 55 damages and cleaning, Tenant shall pay any deficiency within fourteen (14) days of Lessor's demand. 7. MAINTENANCE. Tenant shall at all times maintain the Property, including any yard and lawn, in 57 a neat and clean condition and upon termination of this Agreement will leave the Property in as 58 good condition as it is now, reasonable wear and tear excepted. Tenant shall not make any 59 alterations or improvements to the Property without Lessor's prior written approval. 60 Carpet Cleaning. At the end of the term, Tenant shall have the carpets professionally 61 cleaned and provide Lessor with a receipt evidencing the same. 62 INSPECTION/SALE. Lessor may enter the Property to inspect it or make alterations or repairs at 63 reasonable times and, except in emergencies, shall give Tenant two days' notice. If Lessor wishes to show the Property to prospective purchasers or tenants, Lessor shall provide Tenant with one day's notice. 65 9. RENT LATE CHARGE/NSF CHECK. If any rent is not paid within five days of the due date, 66 Tenant shall pay a late charge of \$______ for each day that the same is delinquent, including the day of payment, up to a maximum of 10% of one month's rent; or 68 □\$ 69 Tenant shall pay a charge of \$______ for each NSF check given by Tenant to Lessor. 70 Lessor shall have no obligation to redeposit any check returned NSF. 71 In addition to the foregoing, Lessor may elect to terminate this Agreement for nonpayment of rent. 72 Lessor shall notify Tenant of late rent and NSF check charges and the same must be paid within fourteen (14) days. 74 10. NONREFUNDABLE FEE. Tenant shall pay, prior to occupancy, a nonrefundable fee of for will not return this nonrefundable fee under any conditions. The fee may not be used hold the Property for Tenant or to secure Tenant's obligation to move in to the Property. 78 11. PETS. No dogs, cats or other animals will be permitted on the Property without a fully executed 79 Pet Agreement (NWMLS Form No. 68B). 80 12. RENTERS INSURANCE. Renter's insurance is available to Tenant for coverage related to liability for 81 bodily injury, property damage, and for the theft, loss, or damage to Tenant's personal property. 82 a.

Renter's Insurance. Tenant shall obtain renter's insurance providing coverage for 83

liability, bodily injury, property damage, and for the theft, loss, or damage to Tenant's personal property stored on the Property. Tenant shall provide Lessor a copy of the renter's

Lessor's Initials

Date

Date

Date

Lessor's Initials

Tenant's Initials

Date

Tenant's Initials

Date

Lessor's Initials

LEASE / RENTAL AGREEMENT (Continued)

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insurance policy within five days of mutual acceptance of this Agreement.

		1113	urance policy within five days of mutual acceptance of this Agreement.	86				
	13. CARBON MONOXIDE ALARMS. Lessor shall equip the Property with carbon monoxide alarm(s) in accordance with the state building code as required by RCW 19.27.530. The parties acknowledge that the Brokers are not responsible for ensuring that Lessor complies with RCW 19.27.530. Lessor and Tenant shall hold the Brokers and their Firms harmless from any claim resulting from Lessor's failure to install a carbon monoxide alarm(s) in the Property.							
	with test	n a s ted cific	E DETECTOR. Tenant acknowledges and Lessor certifies that the Property is equipped smoke detector(s) as required by RCW 43.44.110 and that the detector(s) has/have been and is/are operable. It is Tenant's responsibility to maintain the smoke detector(s) as by the manufacturer, including replacement of batteries, if required. In addition, if the by is a multi-family building (more than one unit), Lessor makes the following disclosures:	92 93 94 95 96				
			e smoke detection device is 🔾 hard-wired; 🔾 battery operated.	97				
	(b)	The	Building ☐ does; ☐ does not have a fire sprinkler system.	98				
	(c)	The	e Building ☐ does; ☐ does not have a fire alarm system.	99				
	(d)		The building has a smoking policy, as follows:	100				
				101				
				102				
			The building does not have a smoking policy	103				
	(e)		The building has an emergency notification plan for occupants, a copy of which is attached to this Agreement.	104 105				
			The building does not have an emergency notification plan for occupants.	106				
	(f)		The building has an emergency relocation plan for occupants, a copy of which is attached to this Agreement.	107 108				
			The building does not have an emergency relocation plan for occupants.	109				
	(g)		The building has an emergency evacuation plan for occupants, a copy of which is attached to this Agreement.	110 111				
	The building does not have an emergency evacuation plan for occupants.	112						
	Ten	ant	hereby acknowledges receipt of a copy of the building's emergency evacuation routes.	113				
15. AGENCY DISCLOSURE. If real estate brokers are involved in this transaction, then at the signing of this Agreement, Listing Broker represents □ Lessor; □ both Lessor and Tenant. Tenant's Broker represents □ Lessor; □ Tenant; □ both Lessor and Tenant; □ neither Lessor nor Tenant. Tenant's Firm, Tenant's Firm's Designated Broker, Tenant's Broker's Branch Manager (if any) and Tenant's Broker's Managing Broker (if any) represent the same party that Tenant's Broker represents. Listing Firm, Listing Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Tenant's Broker and Listing Broker are different persons affiliated with the same Firm, then both Lessor and Tenant confirm their consent to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If Tenant's Broker and Listing Broker are the same person representing both parties then both Lessor and Tenant confirm their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."								
1	Agre	eem	ent, the prevailing party is entitled to reasonable attorneys' fees and expenses.	128 129				

Date

Lessor's Initials

Form 68 Lease/Rental Agreement Rev. 6/20 Page 4 of 6

LEASE / RENTAL AGREEMENT (Continued)

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17. WAIVER OF SUBROGATION. Lessor and Tenant hereby release and waive for the duration of 130 this Agreement and any extension or renewal thereof their respective rights of recovery against 131 each other for any loss resulting from perils of fire and/or extended coverage as defined in fire 132 insurance policies issued to either Lessor or Tenant in effect at the time of the loss; provided that 133 such waiver and release shall apply only in the event such agreement does not prejudice the 134 insurance afforded by such policies. 18. LOCAL ORDINANCES. Lessor and Tenant acknowledge that there may be local ordinances or 136 regulations that require Lessor to provide Tenant with certain information including, but not limited 137 to a summary of "Landlord-Tenant Laws." 19. COMPLIANCE WITH LAWS, CC&Rs, AND RULES AND REGULATIONS. Tenant shall not use 139 the Property in any way which violates any law, ordinance, or governmental regulation. In 140 addition, Tenant shall abide by any applicable covenants, conditions, and restrictions of record 141 ("CC&Rs"), the Rules attached to this Agreement, and any other applicable Rules. Tenant 142 acknowledges receipt of any applicable CC&Rs and the Rules for the Property. 20. LEAD-BASED PAINT. If the Property includes housing that was built before 1978, then the 144 Addendum entitled "Disclosure of Information on Lead-Based Paint and Lead-Based Paint 145 Hazards" (NWMLS Form 22J or equivalent), must be attached to this Agreement unless this 146 lease/rental transaction is exempt from applicable federal regulations. 21. MOLD DISCLOSURE. Tenant acknowledges receipt of the pamphlet entitled "A Brief Guide to 148 Mold, Moisture, and Your Home." 149 150 Tenant Date Lessor Date 151 Tenant Date Lessor Date 152 Tenant's Present Address Lessor's Address 153 City, State, Zip City, State, Zip 154 Home Phone Work Phone Lessor's Phone 155 Tenant's Employer Tenant's Firm Listing Firm 157 Tenant's Broker Listing Broker 158 Tenant's Firm's Phone Number Listing Firm's Phone Number 159 Tenant's Broker's E-mail Address Listing Broker's E-mail Address 160 Listing Firm's Address Tenant's Initials Date Tenant's Initials Date Lessor's Initials Date Lessor's Initials Date

Form 68 Lease/Rental Agreement Rev. 6/20 Page 5 of 6

LEASE / RENTAL AGREEMENT

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(Continued) STATE OF WASHINGTON)ss. COUNTY OF ___ certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she/thev/it signed the instrument and acknowledged it to be his/her their/its free and voluntary act for the uses and purposes mentioned in the instrument. Dated: _____ Signature: Print Name:____ Notary Public in and for the State of Washington, Residing at: My Appointment Expires: (Use this space for notary stamp/seal.) STATE OF WASHINGTON COUNTY OF I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she/thev/it signed the instrument and acknowledged it to be his/her their/its free and voluntary act for the uses and purposes mentioned in the instrument. Dated: Signature: Print Name: Notary Public in and for the State of Washington, Residing at: My Appointment Expires: (Use this space for notary stamp/seal.)



LEASE / RENTAL AGREEMENT (Continued)

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RULES

- 1. Garbage. Tenant shall furnish his/her own garbage can and place it where required for pickup.
- 2. Illegal Use. Tenant shall not use the Property for any illegal purposes.
- 3. Repairs. Tenant shall promptly repair, at Tenant's expense, any broken glass in doors or windows.
- 4. Freezing. Tenant shall protect the plumbing from freezing. As a minimum, Tenant shall leave the heat on low during cold weather.
- 5. Drains. Tenant shall relieve stoppage of drains at Tenant's expense unless resulting from a condition existing at the time Tenant moved in.
- 6. Nails/Painting. Tenant shall not drive any nails or screws into walls, and shall not paint anything, without the prior written consent of Lessor.
- 7. Lawns & Shrubs/Snow. Tenant shall cut and water any lawn and water any shrubs, trees and landscaping so as to maintain the same in as good a condition as they are presently. In the event of snow, Tenant will remove the same from any abutting sidewalks.
- Noise/Nuisance. Tenant shall keep TV, stereo, radio and musical instrument volumes low enough so that no noise whatsoever shall escape from the Property. Tenant shall not create or permit any other nuisance on the Property.
- Guests. Tenant is responsible for the conduct of all guests on the Property and shall insure that guests comply with these Rules.
- 10. Pets. If Lessor has given written permission for pets on the Property, no pet noise whatsoever shall be allowed to escape from the Property. In the case of apartments, pets shall not be allowed in the halls, common spaces or surrounding Property except on a leash and accompanied by Tenant. It is Tenant's responsibility to clean up and dispose of any pet excrement anywhere on the Property and on adjacent sidewalks, streets, alleys and neighbors' properties.
- 11. Vehicles. Tenant shall not park or store recreation vehicles, trailers, boats and inoperable or unlicensed automobiles on the Property, on or in any parking area provided for the Property, or on any street or alley serving the Property. Tenant shall complete repairs to any vehicles in these locations within 24 hours of commencement.
- 12. Hallways & Common Areas. If there are hallways or other common areas shared with other tenants, Tenant shall keep noise to a minimum therein and nothing may be stored, even temporarily, therein.
- 13. Fireplace Insert/Wood Stove. Wood stoves are prohibited, unless provided by Lessor. No fireplace insert may be installed without Lessor's prior written permission. If permission is given, then the installation must be inspected by the applicable city or county building department, at Tenant's expense, before the same is used.
- 14. Water Beds, Pianos & Heavy Objects. No water beds, aquariums, pianos, organs, libraries or other unusually heavy objects are permitted in the Property without Lessor's written permission. As a condition to permitting a water bed, Lessor may require Tenant to provide and pay for water bed insurance.
- 15. Screens. Lessor is not obligated to provide window and/or door screens. If there are any presently installed, Lessor has no obligation to maintain or replace them.

Form 68A Move-In/Move-Out Addendum Rev. 6/16 Page 1 of 9

Tenant's Initials

Date

Tenant's Initials

Date

Lessor's Initials

Date

Lessor's Initials

MOVE-IN / MOVE-OUT ADDENDUM TO LEASE/RENTAL AGREEMENT

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between				("Lessor
		Lessor		
and	Toponi	Tenant		("Tenant
		renant		
concerning _	Address	City	State Zip	(the "Property"
commencemer	it of the tenancy a written nd furnishings, including	checklist or statem	eposit unless Lessor provent describing the condition, walls, floors, counterto	on and cleanliness
Move-In Date		Move	e-Out Date	
	emotes		ge Door Remotes	
s the Property	equipped with working sr	moke alarms?		0
			ms?	
	of alarms:			
	or alarms nant agree that the condit			
_essor and Ter	ant agree that the condit	ion of the Property i	s as follows:	0 10
	nant agree that the conditions	ion of the Property i	s as follows: Details of Conditions	
Lessor and Ter	ant agree that the condit	condition at Move-In	s as follows:	at Move-Out
Lessor and Ter	nant agree that the conditions	ion of the Property i	s as follows: Details of Conditions	at Move-Out □Poor; □Fair;
Lessor and Ter Area/Room Entry	nant agree that the conditions	Condition at Move-In DPoor; DFair;	s as follows: Details of Conditions	at Move-Out
Area/Room Entry Door	nant agree that the conditions	Condition at Move-In Poor; □Fair; □Good; □Great	s as follows: Details of Conditions	at Move-Out □Poor; □Fair; □Good; □Great
Area/Room Entry Door	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Pair; Good; Great Poor; Pair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Great Poor; Fair; Good; Great Poor; Pair; Good; Great
Area/Room Entry Door Walls	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Pair; Good; Great Poor; Pair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; □Fair; □Good; □Great □Poor; □Fair; □Good; □Great □Poor; □Fair; □Good; □Great
_essor and Ter	nant agree that the conditions	Condition at Move-In Poor; □Fair; □Good; □Great □Poor; □Fair; □Good; □Great □Poor; □Fair; □Good; □Great □Poor; □Fair; □Good; □Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Lessor and Ter Area/Room Entry Door Walls Flooring	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Lessor and Ter Area/Room Entry Door Walls Flooring	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great Poor; Fair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Area/Room Entry Door Walls Flooring Windows	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Pair;	s as follows: Details of Conditions	at Move-Out DPoor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat DPoor; DFair; DGood; DGreat
Area/Room Entry Door Walls Flooring Windows Window	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Pair;	s as follows: Details of Conditions	at Move-Out DPoor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat DPoor; DFair; DGood; DGreat DPoor; DFair; DGood; DGreat
Area/Room Entry Door Walls Flooring Windows Windows screens	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great	s as follows: Details of Conditions	at Move-Out DPoor; DFair; DGood; DGreat Poor; DFair; DGood; DGreat
Area/Room Entry Door Walls Flooring Windows Window screens Window	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; DGreat Poor; Pair; DGood; DGreat
Area/Room Entry Door Walls Flooring Windows Window screens Window coverings	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great Poor; Fair;	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Area/Room Entry Door Walls Flooring Windows Window screens Window coverings	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair;	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Area/Room Entry Door Walls Flooring Windows Window screens Window coverings Ceiling	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Pair;	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Area/Room Entry Door Walls Flooring Windows Window screens Window coverings Ceiling	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Great Poor; Fair; Good; Great	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;
Area/Room Entry Door Walls	nant agree that the conditions	Condition at Move-In Poor; Pair; Good; Pair;	s as follows: Details of Conditions	at Move-Out Poor; Pair; Good; Pair;

Date

Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
	□Poor; □Fair:		□Poor; □Fair;	
	□Good: □Great		□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
	□Poor; □Fair;		□Poor; □Fair;	
	□Good; □Great		□Good; □Great	
			□Poor; □Fair;	
	□Good: □Great		□Good; □Great	
			□Poor; □Fair;	
			☐Good; ☐Great	
			□Poor; □Fair;	
			☐Good; ☐Great	
			□Poor; □Fair;	
	□Good: □Great	1		
	DPoor: DEsir:		□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
	uPoor; uFair;		□Poor; □Fair;	
	UGood; UGreat		□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
	□Good; □Great		□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
			□Poor; □Fair;	
			□Good; □Great	
		at Move-In	□Poor; □Fair; □Good; □Great □Po	

Tenant's Initials	Date	Tenant's Initials	Date	Lessor's Initials	Date	Leccor's Initiate	Det
		Tenant's miliars	Date	Lessoi s initials	Date	Lessor's Initials	Dat

Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
Windows		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
screens		□Good; □Great		□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
coverings		□Good; □Great		□Good; □Great	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor, □Fair;	
		□Good; □Great		□Good; □Great	
Dining Room		□Poor; □Fair;		□Poor; □Fair;	
_		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Walls		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good, □Great	
Flooring		□Poor; □Fair;		□Poor; □Fair;	
		□Good: □Great		□Good; □Great	
Windows		□Poor; □Fair;		□Poor; □Fair;	
		□Good: □Great		☐Good; ☐Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
screens		☐Good; ☐Great	1	□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
coverings		☐Good; ☐Great	I.	□Good; □Great	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
Ocining		☐Good; ☐Great		☐Good; ☐Great	
Cleanliness		□Poor; □Fair;	-		
Cicariii less		□Good; □Great		□Poor; □Fair;	
Other:				□Good; □Great	
Juliel.		□Poor; □Fair;		□Poor; □Fair;	
Lathern		□Good; □Great		□Good; □Great	
Hallway		□Poor; □Fair;		□Poor; □Fair;	
A (= 1) =		□Good; □Great		□Good; □Great	
Walls		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Flooring		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Windows		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Vindow		□Poor; □Fair;		□Poor; □Fair;	
screens		□Good; □Great		□Good; □Great	
Vindow		□Poor; □Fair;		□Poor; □Fair;	
coverings		□Good; □Great		□Good; □Great	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
9		□Good; □Great		□Good; □Great	

Tenant's Initials	Date	Tenant's Initials	Date	Lessor's Initials	Date	Lessor's Initials	Date

Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
Closet		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great	1	□Good: □Great	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Bonus		□Poor; □Fair;		□Poor; □Fair;	
Room/Den		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Walls		□Poor; □Fair;	1	□Poor; □Fair;	
		☐Good; ☐Great			
Flooring		□Poor; □Fair;		□Good; □Great	
3		□Good; □Great		□Poor; □Fair;	
Windows		□Poor; □Fair;		□Good; □Great	
		□Good; □Great		□Poor; □Fair;	
Vindow		□Poor; □Fair;		□Good; □Great	
screens		□Good; □Great		□Poor; □Fair;	
Vindow				□Good; □Great	
coverings		□Poor; □Fair;		□Poor; □Fair;	
Ceiling		□Good; □Great		□Good; □Great	
Jennig		□Poor; □Fair;		□Poor; □Fair;	
Closet		□Good; □Great		□Good; □Great	
Joset		□Poor; □Fair;		□Poor; □Fair;	
Cleanliness		□Good; □Great		□Good; □Great	
Jeaniness		□Poor; □Fair;		□Poor; □Fair;	
74h		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Bedroom		□Poor; □Fair;		□Poor; □Fair;	
lo. 1		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Vails		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
looring		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Vindows		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Vindow		□Poor; □Fair;		□Poor; □Fair;	
creens		□Good; □Great		□Good; □Great	
Vindow		□Poor; □Fair;		□Poor; □Fair;	
overings		□Good; □Great		□Good; □Great	
eiling		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
loset		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great			
		_ 555d, _ 576dt		□Good; □Great	

renant's Initials	Date	Tenant's Initials	Date	Lessor's Initials	Date	Lessor's Initials	Date

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Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Bedroom		□Poor; □Fair;		□Poor; □Fair;	
No. 2		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good: □Great	
Walls		□Poor; □Fair;	1 - 1 - 1 - 1 - 1	□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Flooring		□Poor; □Fair;		□Poor; □Fair;	
J		□Good; □Great		□Good; □Great	
Windows		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
screens		☐Good; ☐Great			
Window		□Poor; □Fair;		□Good; □Great	
coverings		□Good; □Great		□Poor; □Fair;	
Ceiling		□Poor; □Fair;		□Good, □Great	
Ociling				□Poor; □Fair;	
Closet		□Good; □Great		□Good; □Great	
Cioset		□Poor; □Fair;		□Poor; □Fair;	
Cleanliness		□Good; □Great		□Good; □Great	
Cleaniness		□Poor; □Fair;		□Poor; □Fair;	
045		□Good; □Great		☐Good; ☐Great	
Other:	4 L	□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Bedroom		□Poor; □Fair;		□Poor; □Fair;	
No. 3		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Walls		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Flooring		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Windows		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
screens		□Good; □Great		□Good, □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
coverings		□Good; □Great		□Good; □Great	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
Ü		□Good; □Great		□Good; □Great	
Closet		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		☐Good; ☐Great	
Cleanliness		□Poor; □Fair;			
0.00111111000		□Good; □Great		□Poor; □Fair;	
		Good, Goleat		□Good; □Great	

Tenant's Initials

Date

Tenant's Initials

Date

Lessor's Initials

Date

Lessor's Initials

Date



Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
Other:		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Bathroom		□Poor; □Fair;		□Poor; □Fair;	
No. 1		□Good; □Great		□Good; □Great	
Door		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Walls		□Poor; □Fair;		☐Poor; ☐Fair;	
		□Good; □Great			
Flooring		□Poor; □Fair;		☐Good; ☐Great	
3		□Good; □Great		□Poor; □Fair;	
Windows		□Poor; □Fair;	-	□Good, □Great	
		□Good; □Great		□Poor; □Fair;	
Window				□Good; □Great	
screens		□Poor; □Fair;		□Poor; □Fair;	
Window		□Good; □Great		□Good; □Great	
coverings		□Poor; □Fair;		□Poor; □Fair;	
Ceiling		□Good; □Great		□Good; □Great	
Celling		□Poor; □Fair;		□Poor; □Fair;	
0:1 /=		□Good; □Great		□Good; □Great	
Sinks/Faucet		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Shower/Tub		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Toilet		□Poor; □Fair;		□Poor; □Fair;	
		□Good, □Great		□Good; □Great	
Counters/		□Poor; □Fair;		□Poor; □Fair:	
Cabinets		□Good; □Great		□Good; □Great	
Mirror		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		☐Good; ☐Great	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;			
		□Good; □Great		□Poor; □Fair;	
Bathroom		□Poor; □Fair;		□Good; □Great	
No. 2		□Good; □Great		□Poor; □Fair;	
Door		□Poor; □Fair;		□Good; □Great	
				□Poor; □Fair;	
Valls		□Good; □Great		⊔Good;	
valio		□Poor; □Fair;		□Poor; □Fair;	
looring		□Good; □Great		□Good; □Great	
looning		□Poor; □Fair;		□Poor; □Fair;	
Vindous		□Good; □Great		□Good; □Great	
Vindows		□Poor; □Fair;		□Poor; □Fair;	
N.C. (□Good, □Great		□Good; □Great	
Vindow		⊒Poor; □Fair;		□Poor; □Fair;	
creens		⊒Good;		□Good; □Great	
Vindow		□Poor; □Fair;		□Poor; □Fair;	
overings		□Good; □Great		□Good; □Great	

Tenant's Initials	Date	Tenant's Initials	Date	Lessor's Initials	Date	Lessor's Initials	Dat

Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Sinks/Faucet		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Shower/Tub		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Toilet		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Counters/		□Poor; □Fair;		□Poor; □Fair;	
Cabinets		□Good; □Great		□Good; □Great	
Mirror		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
0.000		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor; □Fair;	
Othor.		☐Good; ☐Great		☐Good; ☐Great	
Utility Room		□Poor; □Fair;	1	□Poor; □Fair;	
Othicy Room		□Good; □Great		☐Good; ☐Great	
Door					
Dool		□Poor; □Fair;		□Poor; □Fair;	
Walls		□Good; □Great	-	□Good; □Great	
vvans		□Poor; □Fair;		□Poor; □Fair;	
Election -		□Good; □Great		□Good; □Great	
Flooring		□Poor; □Fair;		□Poor; □Fair;	
101		□Good; □Great		□Good; □Great	
Washer		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Dryer		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Windows		□Poor; □Fair;	1	□Poor; □Fair;	
		□Good; □Great		□Good, □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
screens		□Good; □Great		□Good; □Great	
Window		□Poor; □Fair;		□Poor; □Fair;	
coverings		□Good; □Great		□Good; □Great	
Ceiling		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good, □Great	
Closet/		□Poor; □Fair;		□Poor; □Fair;	
Shelves		□Good; □Great		□Good; □Great	
Cleanliness		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Other:		□Poor; □Fair;		□Poor; □Fair;	
		□Good; □Great		□Good; □Great	
Garage/		□Poor; □Fair;		□Poor; □Fair;	
Carport		☐Good; ☐Great		☐Good; ☐Great	
Garage door		□Poor; □Fair;	-	□Poor; □Fair;	
carage abor		□Good; □Great			
		agood, agreat		□Good; □Great	

		-		-		_	
Tenant's Initials	Date	Tenant's Initials	Date	Lessor's Initials	Date	Lessor's Initials	Date

Area/Room	Details of Conditions at Move-In	Condition at Move-In	Details of Conditions at Move-Out	Condition at Move-Out
Walls		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Flooring		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Window		□Poor; □Fair;		□Poor; □Fair;
screens		□Good; □Great		□Good; □Great
Windows		□Poor; □Fair;		□Poor; □Fair;
		☐Good, ☐Great		
Ceiling		□Poor; □Fair;		□Good; □Great
9		☐Good; ☐Great		□Poor; □Fair;
Cleanliness		□Poor; □Fair;		□Good; □Great
0100111111000				□Poor; □Fair;
Other:		☐Good; ☐Great		□Good; □Great
Other.		□Poor; □Fair;		□Poor; □Fair;
Grounds		□Good; □Great		□Good; □Great
Grounds		□Poor; □Fair;		□Poor; □Fair;
D-1: /D 1		□Good; □Great		□Good; □Great
Patio/Deck		□Poor; □Fair;		□Poor; □Fair;
• • • •		□Good; □Great		□Good; □Great
Walkways		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Driveway		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Lawn		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good: □Great
Plants/Trees		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Cleanliness		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
Other:		□Poor; □Fair;		□Poor; □Fair;
		□Good; □Great		□Good; □Great
	-	= = = = = = = = = = = = = = = = = = =		agood, agreat

	uGood; uGreat	□Good; □Great
ther:	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Grounds	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Patio/Deck	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Nalkways	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Driveway	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
awn	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Plants/Trees	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Cleanliness	□Poor; □Fair;	□Poor; □Fair;
	□Good; □Great	□Good; □Great
Other:	□Poor; □Fair;	□Poor; □Fair;
I If this box is checked,	□Good; □Great additional comments regarding the cor	□Poor; □Fair; □Good; □Great
	□Good; □Great additional comments regarding the cor	□Good; □Great
Other: If this box is checked, Property at move-in or m	□Good; □Great additional comments regarding the cor	□Good; □Great

Form 68A Move-In/Move-Out Addendum Rev. 6/16 Page 9 of 9

MOVE-IN / MOVE-OUT ADDENDUM TO LEASE/RENTAL AGREEMENT

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Within 21 days after Tenant moves out, Lessor shall complete the following (or a similar statement) and deliver it, personally or by mail, with any refund to Tenant (at Tenant's last known address). Move Out Date: _____ Has the Move-In/Move-Out Addendum been completed? ☐ Yes: ☐ No **DEPOSITS** Amount of Security Deposit: \$ _____ Amount of Pet Deposit: \$ _____ **TOTAL DEPOSITS: DEDUCTIONS** _____to____ Unpaid rent for period ☐ Late charges for period ______to Unpaid utilities \$ _____ ☐ Deduction for damage and/or lack of cleaning (insert detailed description) Other deduction (insert detailed description) \$ _____ **TOTAL DEDUCTIONS:** \$____ AMOUNT DUE TO TENANT: AMOUNT DUE TO LESSOR: (If there are any amounts owed to Lessor, payments shall be made to Lessor within 14 days of Lessor's demand at Lessor's address identified in the Lease/Rental Agreement). Date _____ Lessor or Lessor's Agent Signature Tenant's Initials Date Tenant's Initials _ _ Date Lessor's Initials

Date

Date

Lessor's Initials

Form 68B Pet Addendum Rev. 6/13 Page 1 of 1

PET ADDENDUM TO LEASE/RENTAL AGREEMENT

be	twee	Lessor		("Lessor"
			Lessor	(Lesson
an	d _	Tenant	Tenant	("Tenant"
col	ncer	ning		(the "Property")
Te	nant	may keep the following peto	City	State Zip (tile Property).
10				
	a.			d:
				or:
	b.	Туре:	; Bree	d:
		Approximate Weight:	; Cold	or:
		Pet's Name:		
	C.	Туре:	; Bree	d:;
		Approximate Weight:	; Cold	or:
		Pet's Name:		
1. 2.	dep Agr	undable pet fee; I refundab posit will be retained/refunde reement. the Property is an apartm	ole pet deposit of \$ed in accordance with Section 6	eement, Tenant shall pay a I non- If refundable, the (Security Deposit) of the Lease/Rental the pet(s) outside on a leash and
3.	The	companied by Tenant. The pet(s) shall be kept, maint ciety and the Health Depart County of	tment of the City of	ce with the regulations of the Humane and
4.			ge done by the pet(s) to the Prop	erty.
5.	Ter	nant shall indemnify and hold		all claims which may be made against
ŝ.			y and all messes made by the pe	7 7 7 7 7 7
7.	If T			, Lessor may require the pet(s) to be
3.	0 0	Other:		

Form 68C Addendum to Lease/Rental Agreement Rev. 6/13 Page 1 of 1 ©Copyright 2013 Northwest Multiple Listing Service ALL RIGHTS RESERVED

ADDENDUM TO LEASE/RENTAL AGREEMENT

tween						("Lessor"
	Lessor		Lessor			(25550.
d	Tenant		Tarret			("Tenant"
	Hall		Tenan!			
ncerning _	Address		City		State Zip	(the "Property"
IS AGREEI	D BETWEEN	N TENANT AND	LESSOR A	S FOLLOWS:		
OTUED T				Z-1		
OTHER	ERMS AND	CONDITIONS of	of the Lease	/Rental Agree	ment remain u	nchanged.

Form 68N Lease/Rental Notice Rev. 3/21 Page 1 of 1

LEASE/RENTAL AGREEMENT NOTICE

The following	ng is part of the Lease/Renta	Agreement dated _			(the "Agreement")
between _					("Tenant")
	Tenant	Ter	nant		(Toriant)
and					("Lessor")
	Lessor	Les	sor		
concerning					(the "Property").
	Address	City	,	State Zip	
The followin	ng notice is provided pursuan	it to the Agreement.			
					•
					1
					1
					1
					1
					1
					2
					2
					2
					2
					2
					2
☐ Tenant;	Lessor	Date	☐ Tenant;	☐ Lessor	Date



Form 69
Assignment of Lease
Rev. 7/19
Page 1 of 1

ASSIGNMENT OF LEASE OR RENTAL AGREEMENT

his Assignment of Lease or Renta	- Aleement is	ualeu	between
Assignor		Assignor	("Assignor")
and		1883,187	("Assignee")
Assignee		Assignee	(/ looighoo)
or the "Property" commonly known	Address		
	Address		
City State	Zip	County	
. Purchase and Sale Agreemer	it. Assignor (a	s "Seller") and Assignee (as "Buyer") are parties to
a Purchase and Sale Agreeme	ent for the Pro	perty dated	(the "Purchase
and Sale Agreement"). Assign	or agrees to as	sign its right, title, and in	terest in a lease or rental
agreement for the Property da	ted	betwee	n Assignor (as "Lessor")
and			, (as
"Tenant") (the "Lease"). Assign	gnee agrees	to assume the Lease a	and timely perform and
discharge all obligations of Assi			THE OPERATE NAME OF
. Assignment of Lease. Effect	ive 11:50 p.m	on the Closing Date of	the Durchess and Cala
Agreement (the "Effective Date			
right, title and interest in the Lea			
ng.n, ado and matost in the Loc	iso, and rissign	ce nereby accepts such t	iansiei and assignment.
. Assumption of Lease. Effecti			
Lease and agrees to timely pe	form and disc	narge all obligations and	duties of Assignor under
the Lease.			
. Tenant Deposits. Any Tenan		er the Lease shall be tra	ansferred by Assignor to
Assignee as required by RCW 5	9.18.270.		
. Attorneys' Fees. If Assignor	or Assignee	nstitutes suit against th	e other concerning this
agreement, the prevailing party	is entitled to co	urt costs and reasonable	attorneys' fees.
ssignor	Date	Assignor	Date
		•	2.510
ssignee	Date	Assignee	Date

Form 75 Option to Buy Real Estate Rev. 3/21 Page 1 of 3

OPTION TO BUY REAL ESTATE

	ties. This Option is between("Buyer")
and	("Seller").
	Control Control
	tion or Lease Option, This Option is:
	Part of a Lease between the Buyer (as Lessee) and the Seller (as Lessor) dated Default on that Lease constitutes default on this Option.
	Unrelated to any lease between the parties.
Pur	chase Price. The Purchase Price of the Property shall be
_	Dollars (\$), which shall be paid in cash at closing unless provise specified in this Option. The following shall be applied to the: ☐ Down Payment ☐ Purchase Price:
othe	erwise specified in this Option. The following shall be applied to the: Down Payment Purchase Price:
	All rent paid under the above Lease;
	The dollar amount filled in at Paragraph 5, below;
	Other:
Leg	al Description. The legal description of the Property is: ☐ In the above Lease; ☐ Attached as Exhibit A.
U \$	paid by Buyer to Seller: Seller grants to Buyer, and Buyer's successors and assigns, the righ
to b any late	paid by Buyer to Seller; Seller grants to Buyer, and Buyer's successors and assigns, the righ uy the Property on or before, (the "expiration date") without grace or extension of said date. In event, the expiration date shall occur on the date prior to the expiration of Buyer or Seller's life (whichever occurs r) plus twenty-one years. ice-Exercise of Option. Buyer may exercise this Option only by written notice personally delivered or sent by
to b any late	ion/Time Limit. In consideration of: The rent and terms of the above Lease, and/of paid by Buyer to Seller; Seller grants to Buyer, and Buyer's successors and assigns, the right by the Property on or before, (the "expiration date") without grace or extension of said date. In event, the expiration date shall occur on the date prior to the expiration of Buyer or Seller's life (whichever occurs or) plus twenty-one years. The rent and terms of the above Lease, and/of paid to Buyer or Seller's successors and assigns, the right was the property of the expiration of Seller's life (whichever occurs or) plus twenty-one years. The rent and terms of the above Lease, and/of paid to Buyer or Seller's successors and assigns, the right was the property of the expiration of Seller in the responsible of the seller in the paid to Buyer or Seller's life (whichever occurs or) plus twenty-one years. The rent and terms of the above Lease, and/of the right was the right was the property of the expiration of the seller's life (whichever occurs or) plus twenty-one years. The rent and terms of the above Lease, and/of the right was
Not cert Closwith trans	paid by Buyer to Seller; Seller grants to Buyer, and Buyer's successors and assigns, the right by the Property on or before, (the "expiration date") without grace or extension of said date. In event, the expiration date shall occur on the date prior to the expiration of Buyer or Seller's life (whichever occurs r) plus twenty-one years. ice-Exercise of Option. Buyer may exercise this Option only by written notice personally delivered or sent by ified mail, return receipt requested, to Seller at
Not cert Clos with trandepi	paid by Buyer to Seller; Seller grants to Buyer, and Buyer's successors and assigns, the right by the Property on or before, (the "expiration date") without grace or extension of said date. In event, the expiration date shall occur on the date prior to the expiration of Buyer or Seller's life (whichever occurs r) plus twenty-one years. ice-Exercise of Option. Buyer may exercise this Option only by written notice personally delivered or sent by ified mail, return receipt requested, to Seller at at least 30 days in advance of the expiration date of this option. sing. At least 10 days before the expiration date of this Option, the Buyer shall deposit into escrow, the Closing Agent, all monies and documents necessary to close this saction on or before the expiration date. Within 5 days of deposit of Buyer's documents and money. Seller shall deposit on the expiration date.

Form 75 Option to Buy Real Estate Rev. 3/21 Page 2 of 3

OPTION TO BUY REAL ESTATE

10.	. Title Insurance. Within days (10 d shall obtain, at Seller's expense, and deliver to of title insurance showing marketable title	Buyer a	preliminary commitment preliminary commitme	al acceptance of this Option, Sell for a standard form owner's policent is to be ordered through If title cannot be made marketab	cy 39 gh 40
	within days (60 days if not filled in) if paid to Seller by Buyer pursuant to this Option be immediately refunded to Buyer and this Option will, at Seller's expense, obtain a policy of titl protection endorsements, if available, at no add the title to be unmarketable: rights, reservation general to the area; easements and encroachm Buyer's reasonable use of the Property; and rese by Buyer shall be paid by Seller on or before close.	shall, ur in shall ti e insura litional c ns, cove nents, no erved oil	nless Buyer elects to wain nereupon be terminated. Ince, with homeowner's ost, showing marketable nants, conditions and re of materially affecting the	At closing of this transaction, Selliadditional protection and inflational title. The following shall not causstrictions, presently of record arwalue of or unduly interfering with	s, 4 er 4 on 4 se 4 nd 4
11.	. Commission. In the event that this Option shall of this sale, a commission of (fill in one and structure Purchase Price to	trike the	other) \$a licensed real estate	or % of the	e 52
12.	Agency Disclosure.				55
	Buyer is represented by: 🖸 Buyer Broker; 📮 Bu	yer Brok	er/Listing Broker (dual ag	gent); 🗖 unrepresented.	56
	Seller is represented by: Listing Broker; List	sting Bro	ker/Buyer Broker (dual a	gent); 🛘 unrepresented.	57
	Buyer Brokerage Firm, Buyer Brokerage Firm's Buyer Broker's Managing Broker (if any) represe Firm, Listing Brokerage Firm's Designated Brok Managing Broker (if any) represent the same p Broker are different persons affiliated with the Designated Broker, Branch Manager (if any), and If Buyer Broker and Listing Broker are the same p their consent to that person and his/her Designare presenting both parties as dual agents. All par Estate Agency."	ent the sker, Listing arty that same for Manago person ruted Bro	ame party that Buyer Brong Broker's Branch Man the Listing Broker repre- firm, then both Buyer ar ing Broker (if any) represe epresenting both parties, ker, Branch Manager (if a	oker represents. Listing Brokerag ager (if any), and Listing Broker sents. If Buyer Broker and Listin ad Seller confirm their consent te enting both parties as a dual agen then both Buyer and Seller confire any), and Managing Broker (if any	(e 59) (s 60) (d 6) (t 6) (t 6) (m 6) (v) 6)
В	Buyer Da	nte	Seller	Date	_ 68
В	Buyer Da	ite	Seller	Date	_ 69
					7/
В	Buyer Brokerage Firm		Listing Brokerage Fir	n	_ 70
В	Buyer Broker		Listing Broker		_ 7

Form 75 Option to Buy Real Estate Rev. 3/21 Page 3 of 3

OPTION TO BUY REAL ESTATE

STATE OF WASHINGTON)
COUNTY OF)ss.)
s the person who appeared before me	tisfactory evidence that
	Dated:
	Signature:
	Print Name:
	Notary Public in and for the State of Washington, Residing at:
	My Appointment Expires:
STATE OF WASHINGTON))ss.
COUNTY OF)ss.)
is the person who appeared before me	tisfactory evidence that , and said person acknowledged that he/she/they/it signed the instrument and see and voluntary act for the uses and purposes mentioned in the instrument. Dated:
	Signature:
	Print Name
	Notary Public in and for the State of Washington, Residing at:
	My Appointment Expires:
(Use this space for notary stamp/se	eal.)

RECEIPT FOR EARNEST MONEY

	("Bu	iyer'
	("Se	eller
Seller	Seller Co.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
cerning	(the "Prope	rty"
On	, the undersigned received earnest money from Buyer in the amount	
of \$	by □ personal check □ cashier's checks □ promissory note □ cash	
	Print Name	
	Firm (Company)	
	· ····· (oonpany)	
	Signature	
	D. Puwar Prokar	
	☐ Buyer Broker	
	☐ Closing Agent	
	☐ Closing Agent ☐ Other	

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NOTICE

The following	ng is part of the Purch	nase and Sale Agreeme	ent dated		1
between					("Buyer") 2
	Buyer		Buyer		(Buyor / 2
and					("Seller") 3
	Seller		Seller		, ,
concerning	Address				(the "Property"). 4
	Address		City	State Zip	
					5 6
					7 8 9
					9 10
					11
					12
					13
					4.4
		Date			14
		Date			Date

Form 90B Notice of Termination Rev. 4/01 Page 1 of 1

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NOTICE OF TERMINATION OF AGREEMENT FOR FAILURE TO PAY EARNEST MONEY

etween		Buyer		("Buyer")
		Dayer		
ndSeller		0.11		("Seller")
		Seiler		
oncerning				(the "Property").
Address		City	State Zip	
otice of Terminati loney pursuant to the	ion of Agreement for Failure to ne agreement. Seller, therefore, he	Pay Earnest Mon ereby elects to term	ley . Buyer failed to timely ninate the Agreement.	y deliver the Earnest
otice of Terminati loney pursuant to th	ion of Agreement for Failure to ne agreement. Seller, therefore, he	Pay Earnest Mon ereby elects to term	ley . Buyer failed to timely ninate the Agreement.	y deliver the Earnest
otice of Terminati oney pursuant to th	ion of Agreement for Failure to ne agreement. Seller, therefore, he	Pay Earnest Mon ereby elects to term	ley . Buyer failed to timely ninate the Agreement.	y deliver the Earnest
otice of Terminati	ion of Agreement for Failure to ne agreement. Seller, therefore, he	Pay Earnest Mon ereby elects to term	ley . Buyer failed to timely ninate the Agreement.	y deliver the Earnest
otice of Terminati	ion of Agreement for Failure to ne agreement. Seller, therefore, he	Pay Earnest Mon ereby elects to term	ley . Buyer failed to timely ninate the Agreement.	y deliver the Earnest

Form 90C Failure to Close-Notice by Buyer Rev. 4/01 Page 1 of 1 ©Copyright 2001 Northwest Multiple Listing Service ALL RIGHTS RESERVED

FAILURE TO CLOSE - NOTICE OF TERMINATION BY BUYER

The following	ng is part of the Purch	nase and Sale Agreement dated		
between _				("Buyer") ;
	Buyer	Buyer		
and				("Seller")
	Seller	Seller		(/ ·
concerning				(the "Property"). 4
J	Address	City	State Zip	(init 1 topolity).
or Bayer. Tr	icreforc, buyer nereb	by elects to terminate the Agreement and	demands return or the	Earriest Moriey.
Buyer		Date Buyer		Date

Form 90D Failure to Close-Seller Rev. 4/01 Page 1 of 1

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FAILURE TO CLOSE NOTICE OF TERMINATION BY SELLER - SELLER TO KEEP EARNEST MONEY

between _	Buyer		("Buyer")
	ouyo.	Buyer	
and	Seller		("Seller") :
	Seller	Seller	(= === (= ===)
concerning			(the "Property"). 4
	Address	City	State Zip (the Property).
ontemplate	o by the Agreement n	Termination by Seller – Seller to K as failed to close by the Closing Date thr eement and shall be entitled to retain the E	Keep Earnest Money. The transaction to cough no fault of Seller. Therefore, Seller to carnest Money as Seller's sole remedy.
ontemplate	o by the Agreement n	as falled to close by the Closing Date thr	fough no fault of Sollar Thorofore, Sollar (
ontemplate	o by the Agreement n	as falled to close by the Closing Date thr	fough no fault of Sollar Thorofore, Sollar (
ontemplate	o by the Agreement n	as falled to close by the Closing Date thr	fough no fault of Sollar Thorofore, Sollar (

Form 90E Failure to Close-Seller Rev. 4/01 Page 1 of 1 ©Copyright 2001 Northwest Multiple Listing Service ALL RIGHTS RESERVED

FAILURE TO CLOSE NOTICE OF TERMINATION BY SELLER – SELLER TO ELECT REMEDIES

The following	ig is part of the Purchase	e and Sale Agreement dated		
between				("Buyer")
-	Buyer	Buyer		` , ,
and				("Seller")
	Seller	Seller		,
concerning				(the "Property").
	Address	City	State	Zip
terrimate tr	e Agreement and shair t	pe entitled to remedies as pr	ovide for in the Agreen	nent.
Seller		Date	Seller	Date

Form 20 Multi-Family PSA Rev. 3/21 Page 1 of 6

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MULTI-FAMILY PURCHASE AND SALE AGREEMENT Specific Terms

1.	Date:	MLS No.:	Offer Expiration Date:	
2.	Buyer:			
3.	Buyer Seller:	Buyer	Star	us
4.			o(s).:,	
			· / -	
	Address	City	County	State Zip
5.	☐ fireplace inserts; ☐ satellite.	ges; ☐ refrigerators; ☐ washe dishes; ☐ security systems; ☐	ars; dryers; dishwashers; attached sattached television(s); attached s	hot tubs; ☐ wood stove speaker(s); ☐ microwaves
6.	Purchase Price: \$			Dolla
7.		□ Check; □ Note; □ W		
	Delivery Date days after	mutual acceptance; to be held by	y 🛘 Buyer Brokerage Firm; 🗖 Closi	- na Aaent
8.		orfeiture of Earnest Money; 🖵 Se		.g / ig 5.11
9.			nor o Elocatori or realizados	
10				
	Company		Individual (optional)	
			te: 🛘 on Closing; 🗖 Other	
			sted (attach NWMLS Form 22K);	
			assumed by Buyer; prepaid in full	
			son for purposes of U.S. income tax	
Э.	Agency Disclosure: Buyer rep	presented by: U Buyer Broker; to	☐ Buyer/Listing Broker (dual agent); ☐ Listing/Buyer Broker (dual agent);	unrepresented
		resented by. 🗖 Listing broker, t		☐ unrepresented
Buy	ver Signature	Date	Seller Signature	Date
Buy	ver Signature	Date	Seller Signature	Date
Buy	ver Address		Seller Address	
City	v, State, Zip	-	City, State, Zip	
Buy	er Phone No.	Fax No.	Seller Phone No.	Fax No.
Buy	er E-mail Address	-	Seller E-mail Address	
-	IT Real Estate Professionals	411	Sold E man Address	
	er Brokerage Firm	MLS Office No.	Listing Brokerage Firm	MLS Office No.
Buy	er Broker (Print)	MLS LAG No.	Listing Broker (Print)	MLS LAG No.
<u>509</u>	0-535-8400	509-535-2123	, ,	
Firn	n Phone No. Broker Pho		Firm Phone No. Broker Pho	ne No. Firm Fax No.
	ntdesk@exitofspokane.com			
Firm	n Document E-mail Address		Firm Document E-mail Address	
Buy	er Broker E-mail Address	17684	Listing Broker E-mail Address	
Buy	er Broker DOL License No.	Firm DOL License No.	Listing Broker DOL License No.	Firm DOL License No.

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MULTI-FAMILY PURCHASE AND SALE AGREEMENT General Terms

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- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures.
- Earnest Money. Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term 7 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing 10 trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after 11 deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank 12 charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over 13 \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust 14 Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer 15 does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest 16 Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer 17 Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay 19 them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and 20 notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein.

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest 22 Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. 23 If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest 24 Money. Pursuant to RCW 64.04, Closing Agent shall deliver notice of the demand to the other party within 15 days. If 25 the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the 26 Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent 27 timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an 28 interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent 29 consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader 30 action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and 31 complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the 32 address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be 33 deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so 35 under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing 36 Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an 37 interpleader action to deduct up to \$500.00 for the costs thereof.

- Included Items. Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is 39 checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed 41 television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace 42 doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical 43 fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating 44 remote controls. Unless otherwise agreed, if any of the above Included Items are leased or encumbered, Seller shall 45 acquire clear title before Closing.
- Condition of Title. Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. 47 The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, 48 presently of record and general to the area; easements and encroachments, not materially affecting the value of or 49 unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not 50 convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary 51 encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be 52 conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate 53 Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after 54 acquired title.
- Title Insurance. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current 56 ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance 57



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MULTI-FAMILY PURCHASE AND SALE AGREEMENT General Terms

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Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additional protection and inflation protection endorsements, if available. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Buyer Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls 71 on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when 73 the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is provided possession. Seller shall either repair or replace any system or appliance (including, but not limited to plumbing, heat, electrical, and all Included Items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that Seller has maintained the Property and systems/appliances as required by this paragraph. If possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable. Seller shall not enter into or modify existing rental agreements or leases (except that Seller may modify or terminate residential rental agreements or leases in the ordinary course of Seller's business), service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld.

RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon 89 monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. This requirement may be applicable to the Property. RCW 43.44.110 requires the seller of a dwelling unit, that does not have at least one smoke detection device, to provide at least one smoke detection device in the unit before the buyer or any other person occupies the unit following a sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller complies with RCW 19.27.530 or RCW 43.44.110. Buyer and Seller shall hold the Brokers and their Firms harmless from any claim resulting from Seller's failure to install a carbon monoxide alarm(s) or smoke detector(s) in the Property.

- Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating 100 party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a 101 Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the 102 purposes of completing a reverse exchange.
- Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the 104 escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, 105 and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, 106 including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any 107 payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such 108 delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, 109 prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides 110 such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. At Closing, security, 111 cleaning, and any other unearned deposits or other reserves, shall be assigned or delivered to Buyer. Rents collected 112 from each tenant after Closing shall be applied first to rentals due most recently from such tenant for the period after 113 Closing, and the balance shall be applied for the benefit of Seller for delinquent rentals owed for a period prior to 114



Date

Date

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MULTI-FAMILY PURCHASE AND SALE AGREEMENT General Terms

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Closing. The amounts applied for the benefit of Seller shall be turned over by Buyer to Seller promptly after receipt. 115 Unless waived in Specific Term No. 12, Seller and Buyer request the services of Closing Agent in disbursing funds 116 necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and 117 addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification 118 of Utilities or equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or 120 other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that 121 are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid 122 as agreed in Specific Term No. 13.

- Sale Information. Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all 124 terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone 125 else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, 126 and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information 127 and copies of documents concerning this sale.
- Seller Citizenship and FIRPTA. Seller warrants that the identification of Seller's citizenship status for purposes of U.S. 129 income taxation in Specific Term No.14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 130 under the Foreign Investment in Real Property Tax Act ("FIRPTA") and provide the certification to the Closing Agent 131 within 10 days of mutual acceptance. If Seller is a foreign person for purposes of U.S. income taxation, and this 132 transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount 133 to the Internal Revenue Service.
 - If Seller fails to provide the FIRPTA certification to the Closing Agent within 10 days of mutual acceptance, Buyer may 135 give notice that Buyer may terminate the Agreement at any time 3 days thereafter (the "Right to Terminate Notice"). If Seller has not earlier provided the FIRPTA certification to the Closing Agent, Buyer may give notice of termination of 137 this Agreement (the "Termination Notice") any time following 3 days after delivery of the Right to Terminate Notice. If 138 Buyer gives the Termination Notice before Seller provides the FIRPTA certification to the Closing Agent, this Agreement 139 is terminated and the Earnest Money shall be refunded to Buyer.
- Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 141 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 142 only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 143 must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 144 Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 145 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 146 and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and 147 Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.
 - Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 149 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Buyer 150 Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified 151 on page one of this Agreement; or (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the 152 e-mail (an automatic e-mail reply does not constitute written acknowledgment). At the request of either party, or the 153 Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original document.
- Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in 155 this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last 156 calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal 157 holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, 158 Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the Possession Date, 159 shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar 160 date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday 161 as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a 162 Saturday, Sunday, legal holiday, or day when the county recording office is closed. When counting backwards from 163 Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is a Saturday, 164 Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day, moving forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.



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- m. Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 170 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 171 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 172 electronic form has the same legal effect and validity as a handwritten signature. 173
- n. Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 174 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 175 Buyer on the first page of this Agreement. 176
- o. Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 177 provision, as identified in Specific Term No. 8, shall apply: 178
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 179 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 180
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 181 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 182 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 183 any other rights or remedies available at law or equity. 184
- p. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a 185 certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for 186 such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' 188 fees and expenses.
- Offer. This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance 190 shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed 191 office of the other party's broker pursuant to General Term k. If this offer is not so accepted, it shall lapse and any 192 Earnest Money shall be refunded to Buyer. 193
- Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to 194 Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a 195 counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that 196 counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other 197 party, the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If the 198 counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.
- Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the 200 offer/counter-offer shall expire 2 days after the offer/counteroffer is delivered by the party making the 201 offer/counteroffer, unless sooner withdrawn. 202
- Agency Disclosure. Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch 203 Manager (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. 204 Listing Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and 205 Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Buyer Broker 206 and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent 207 to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. 208 If Buyer Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm 209 their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) 210 representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real 211 Estate Agency."
- Commission. Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to which 213 they are a party. The Listing Brokerage Firm's commission shall be apportioned between Listing Brokerage Firm and 214 Buyer Brokerage Firm as specified in the listing. Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer 215 Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage 216 Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and 217 irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or 218 Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' 219 fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement.
- Cancellation Rights/Lead-Based Paint. If a residential dwelling was built on the Property prior to 1978, and Buyer 221 receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after 222 mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter.

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Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date	

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- w. Information Verification Period. Buyer shall have 10 days after mutual acceptance to verify all information provided 224 from Seller or Listing Brokerage Firm related to the Property. This contingency shall be deemed satisfied unless Buyer 225 gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely 226 notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 227
- Property Condition Disclaimer. Buyer and Seller agree, that except as provided in this Agreement, all representations 228 and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. 229 The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations 230 under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter 231 related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In 232 addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain 233 building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of 234 lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other 235 defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties 236 may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the 237 expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due 238 diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of 239 defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that 240 may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to 241 meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to 242 homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local 243 ordinances may restrict short term rentals of the Property. Buyer and Seller acknowledge that home protection plans 244 may be available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the 245 parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot 246 guarantee or be responsible for the services provided by those third parties. The parties shall exercise their own 247 judgment and due diligence regarding third-party service providers.
- Books, Records, Leases, Agreements. Seller shall make available for inspection by Buyer and its agents as soon as 249 possible but no later than ten (10) days after mutual acceptance of this Agreement all documents available to Seller 250 relating to the ownership, operation, renovation or development of the Property, including without limitation: statements 251 for real estate taxes, assessments, and utilities; property management agreements, service contracts, and agreements 252 with professionals or consultants entered into by the Seller or any predecessor in title to the Seller; leases of personal 253 property or fixtures; leases or other agreements relating to occupancy of all or a portion of the Property and a schedule 254 of tenants, rents, and deposits; plans, specifications, permits, applications, drawings, surveys, studies and maintenance 255 records; and accounting records and audit reports. If Buyer, in Buyer's sole discretion, does not give notice of 256 disapproval within ten (10) days of either receipt of the above documents or the date that the above documents are due, whichever is earlier, then it shall be conclusively deemed that Buyer is satisfied with them. If Buyer does so give notice, this Agreement shall terminate and the Earnest Money shall be refunded to Buyer, less any unpaid costs. Buyer shall be solely responsible for obtaining any required consents to assume any leases, contracts and agreements. Seller shall transfer all of Seller's right, title and interest in and to the leases, contracts and agreements by assignment and Buyer shall assume performance of all obligations upon Closing.



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MANUFACTURED HOME PURCHASE & SALE AGREEMENT (HOME ON LEASED LAND)

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Specific Terms

	MILS NO.:	Orier Expiration Date:	
2. Buyer:	Buyer	Plea	4
B. Seller:	•	Sta	tus
Seller Manufactured Home: Manufacturer:		Sorial No.	
Year: Space No.:			
-			
Address	City	County	State Zip
Base Lease Terms: (check only one)		•	
The Manufactured Home together with			
 Included Items: □ existing expans □ satellite dish; □ wood stove; □ speaker(s); □ microwave; □ generate 	fireplace insert; a security	/ system; 🔲 hot tub; 🔲 attache	d television(s): 🛘 attached
. Purchase Price: \$			
. Earnest Money: \$			Dollars
Delivery Date days after mutua			na Agent
Default: (check only one) ☐ Forfeiture			.g , .go.ii.
Closing Agent:		Individual (optional)	
0. Closing Date:			
 Services of Closing Agent for Paym Buyer Review of Rules/Regulations 			
Agency Disclosure: Buyer represent Seller represent Addenda:	ted by: 🔲 Listing Broker; 🖵	Listing/Buyer Broker (dual agent);	unrepresented unrepresented
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date Date
Buyer Signature	Date		
Buyer Signature Buyer Address	Date	Seller Signature	
Buyer Signature Buyer Address City, State, Zip	Date	Seller Signature Seller Address	Date
Buyer Signature Buyer Address City, State, Zip Phone No.	Date Fax No.	Seller Signature Seller Address City, State, Zip Phone No.	Date
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address	Date Fax No.	Seller Signature Seller Address City, State, Zip	Date
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals	Pate Fax No. 411	Seller Signature Seller Address City, State, Zip Phone No.	Date Fax No.
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm	Fax No. 411 MLS Office No.	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address Listing Brokerage Firm	Fax No. MLS Office No.
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm Buyer Broker (Print)	Fax No. 411 MLS Office No.	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address	Fax No.
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm Buyer Broker (Print) 509-535-8400 Firm Phone No. Broker Phone No.	Fax No. 411 MLS Office No. MLS LAG No. 509-535-2123	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address Listing Brokerage Firm	Fax No. MLS Office No. MLS LAG No.
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm Buyer Broker (Print) 509-535-8400 Firm Phone No. Broker Phone No. frontdesk@exitofspokane.com	Fax No. 411 MLS Office No. MLS LAG No. 509-535-2123 Firm Fax No.	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address Listing Brokerage Firm Listing Broker (Print) Firm Phone No. Broker Phore	Fax No MLS Office No.
Buyer Signature Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm Buyer Broker (Print) 509-535-8400 Firm Phone No. Broker Phone No. frontdesk@exitofspokane.com Firm Document E-mail Address	Fax No. 411 MLS Office No. MLS LAG No. 509-535-2123 Firm Fax No.	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address Listing Brokerage Firm Listing Broker (Print)	Fax No. MLS Office No. MLS LAG No.
Buyer Signature Buyer Address City, State, Zip Phone No. Buyer E-mail Address EXIT Real Estate Professionals Buyer Brokerage Firm Buyer Broker (Print) 509-535-8400 Firm Phone No. Broker Phone No. frontdesk@exitofspokane.com	Fax No. 411 MLS Office No. MLS LAG No. 509-535-2123 Firm Fax No.	Seller Signature Seller Address City, State, Zip Phone No. Seller E-mail Address Listing Brokerage Firm Listing Broker (Print) Firm Phone No. Broker Phore	Fax No. MLS Office No. MLS LAG No.

Form 23 Manufactured Home PSA Rev. 3/21 Page 2 of 5

MANUFACTURED HOME PURCHASE & SALE AGREEMENT Northwest Multiple Listing Service (HOME ON LEASED LAND)

ALL RIGHTS RESERVED

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General Terms

- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures.
- Earnest Money. Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term 7 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing 10 trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after 11 deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank 12 charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over 13 \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust 14 Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer 15 does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest 16 Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer 17 Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be 18 refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay 19 them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and 20 notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein. 21

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest 22 Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. 23 If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest 24 Money. Pursuant to RCW 64.04, Closing Agent shall deliver notice of the demand to the other party within 15 days. If 25 the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the 26 Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent 27 timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an 28 interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent 29 consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader 30 action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and 31 complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the 32 address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be 33 deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest 34 Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so 35 under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an 37 interpleader action to deduct up to \$500.00 for the costs thereof.

- Included Items. Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is 39 checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, 40 drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed 41 television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace 42 doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical 43 fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating 44 remote controls. Unless otherwise agreed, if any of the above items are leased or encumbered, Seller shall acquire 45 clear title before Closing.
- Condition of Title to Manufactured Home. Title to the Manufactured Home has not been eliminated and the 47 Manufactured Home is personal property under Washington law. The Manufactured Home shall be conveyed at closing by a 48 bill of sale in the form of LPB 30-05(i) or LPB 30-05(r), as appropriate, and shall be conveyed free and clear of any monetary 49 obligation or security interest. If applicable, Seller shall convey the vehicle title to the Manufactured Home to Buyer. 50
- Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls 51 on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, 52 the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when 53 the county recording office is closed. "Closing" means the date on which all documents are recorded 54 and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing 55 Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the 56

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Form 23 Manufactured Home PSA Rev. 3/21 Page 3 of 5

MANUFACTURED HOME PURCHASE & SALE AGREEMENT Northwest Multiple Listing Service (HOME ON LEASED LAND)

ALL RIGHTS RESERVED

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General Terms

Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the 57 Buyer is provided possession. Seller shall either repair or replace any system or appliance (including, but not limited to 58 plumbing, heat, electrical, and all Included Items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of 60 Closing to verify that Seller has maintained the Property and systems/appliances as required by this paragraph. Seller 61 shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld. If possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable.

RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. RCW 43.44.110 requires the seller of a dwelling unit, that does not have at least one smoke detection device, to provide at least one smoke detection device in the unit before the buyer or any other person occupies the unit following a sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller complies with RCW 19.27.530 or RCW 43.44.110. Buyer and Seller shall hold the Brokers and their Firms harmless from any claim resulting from Seller's failure to install a carbon monoxide alarm(s) or smoke detector(s) in the Property.

- Closing Costs and Prorations. Seller and Buyer shall each pay one-half of the escrow fee. Rent, and obligations pursuant to the Lease or Rental Agreement, shall be prorated as of Closing. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. If any payments are delinquent on encumbrances on the Manufactured Home which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due to, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 11, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent). Seller will pay such charges that are encumbrances at the time of Closing, or that are or become due on or before Closing.
- Sale Information. Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information and copies of documents concerning this sale.
- Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 91 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 99 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Buyer 100 Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified 101 on page one of this Agreement; or (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the 102 e-mail (an automatic e-mail reply does not constitute written acknowledgment). At the request of either party, or the 103 Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in this 105 Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last calendar 106 day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal holiday as 107 defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, Sunday or legal 108 holiday. Any specified period of 5 days or less, except for any time period relating to the Posession Date, shall not include 109 Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar date, the event shall 110 occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday as defined in RCW 111

Date

Form 23 Manufactured Home PSA Rev. 3/21 Page 4 of 5

MANUFACTURED HOME PURCHASE & SALE AGREEMENT Northwest Multiple Listing Service (HOME ON LEASED LAND)

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General Terms

1.16.050 or day when the county recording office is closed, shall occur on the next day that is not a Saturday, Sunday, legal 112 holiday or day when the county recording office is closed. When counting backwards from Closing, any period of time 113 measured in days shall start on the day prior to Closing and if the last day is a Saturday, Sunday or legal holiday as defined in 114 RCW 1.16.050, the specified period of time shall expire on the next day, moving forward, that is not a Saturday, Sunday or 115 legal holiday (e.g. Monday or Tuesday). Time is of the essence of this Agreement. 116

- Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 117 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 118 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 119 electronic form has the same legal effect and validity as a handwritten signature. 120
- Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 121 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 122 Buyer on the first page of this Agreement. 123
- Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 124 provision, as identified in Specific Term No. 8, shall apply: 125
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 126 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 127
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 128 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 129 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 130 any other rights or remedies available at law or equity.
- m. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a certified 132 public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. 133 However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest 134 Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' fees and expenses. 135
- Offer. This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance 136 shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed 137 office of the other party pursuant to General Term h. If this offer is not so accepted, it shall lapse and any Earnest 138 Money shall be refunded to Buyer. 139
- Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to 140 Seller's name, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed office of the 143 other party's broker pursuant to General Term h. If the counteroffer is not so accepted, it shall lapse and any Earnest 144 Money shall be refunded to Buyer.
- Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the 146 offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 147 unless sooner withdrawn.
- Agency Disclosure. Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch 149 Manager (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. 150 Listing Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and 151 Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Buyer Broker 152 and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent to 153 Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If 154 Buyer Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm their 155 consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing 156 both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency." 157
- Commission. Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to which 158 they are a party. The Listing Brokerage Firm's commission shall be apportioned between Listing Brokerage Firm and 159 Buyer Brokerage Firm as specified in the listing. Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer 160 Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage 161 Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and 162 irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or 163



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MANUFACTURED HOME PURCHASE & SALE AGREEMENT Northwest Multiple Listing Service (HOME ON LEASED LAND)

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General Terms

Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' 164 fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement. 165

- Cancellation Rights/Lead-Based Paint. If the Manufactured Home was built prior to 1978, and Buyer receives a 166 Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after mutual 167 acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter. 168
- Information Verification Period. Buyer shall have 10 days after mutual acceptance to verify all information provided 169 from Seller or Listing Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice 170 identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely notice under 171 this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 172
- Property Condition Disclaimer. Buyer and Seller agree, that except as provided in this Agreement, all representations 173 and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. 174 The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations 175 under this Agreement and that none of the Brokers have agreed to independently investigate or confirm any matter 176 related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In 177 addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain 178 building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of 179 lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other 180 defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties 181 may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the 182 expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due 183 diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of 184 defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that 185 may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to 186 meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to 187 homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local 188 ordinances may restrict short term rentals of the Property. Buyer and Seller acknowledge that home protection plans 189 may be available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the 190 parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot 191 guarantee or be responsible for the services provided by those third parties. The parties shall exercise their own 192 judgment and due diligence regarding third-party service providers.
- Park Rules and Regulations Contingency. Unless waived in Specific Term No. 12, this Agreement is contingent on 194 Buyer's review of any applicable mobile home park rules and regulations, if any, which Seller shall provide to Buyer 195 within 3 days of mutual acceptance. Buyer's approval shall be conclusively deemed given unless Buyer gives notice of 196 disapproval by the date specified in Specific Term No. 12. 197
- w. Assumption of Lease/Rental Agreement Contingency. This Agreement is contingent on Buyer's ability to assume 198 the Lease/Rental Agreement for the Property on which the Manufactured Home is located on terms acceptable to 199 Buyer. This contingency shall be conclusively deemed waived unless Buyer gives notice by the date specified in 200 Specific Term No. 13 that Buyer is unable or unwilling to assume the Lease/Rental Agreement. Upon Closing, Buyer 201 shall assume the Lease/Rental Agreement for the Property. 202
- Approval of Buyer. This Agreement is contingent on the mobile home park's approval of Buyer. This contingency shall 203 be conclusively deemed waived unless Buyer gives notice by the date specified in Specific Term No. 14 that the mobile 204 home park disapproved of Buyer.
- Department of Labor and Industries Compliance Inspection. Buyer is advised that manufactured homes are subject 206 to regulation by the Washington State Department of Labor and Industries ("L&I"). L&I imposes special regulations on 207 manufactured homes, including regulations pertaining to the permitting and inspection of alterations to manufactured 208 homes. Accordingly, in addition to any inspection rights Buyer may have pursuant to this Agreement, including the 209 Inspection Addendum (NWMLS Form 35), Buyer shall have 10 days to inspect the manufactured home on the Property 210 for the purposes of compliance with L&I regulations. On or before the end of this inspection period, Buyer may give 211 notice of any L&I compliance deficiencies. Upon Buyer's notice, Seller shall have 15 days to give notice that Seller has 212 remedied the deficiencies or this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 213



Form 90N Notice of Termination (Park Rules-Form 23) Rev. 4/01 Page 1 of 1

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NOTICE OF TERMINATION (DISAPPROVAL OF PARK RULES AND REGULATIONS – FORM 23)

between _			("Buyer") :
	Buyer	Buyer	(Buyer)
and			("Seller") :
	Seller	Seller	(Seller) .
concerning	Address	City	(the "Property"). 4
Notice of	Termination (Disapprova	l of Park Rules and Regulations – Forr	n 23). Buver hereby gives notice to !
Seller that Agreement	buyer disapproves the me	obile home park rules and regulations and	d, therefore, elects to terminate the

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NOTICE OF TERMINATION (UNABLE TO ASSUME LEASE -- FORM 23)

between _				("Buyer") ;
	Buyer	Buyer		, , ,
and				("Seller") ;
	Seller	Seller		(555.)
concerning				(the "Property").
Ü	Address	City	State Zip	(4.10 1 100011)
Notice of unable to a	Fermination (Unable to ssume the lease of the	o Assume Lease – Form 23). Bue property on which the Property is	uyer hereby gives notice s located and, therefore, o	to Seller that Buyer is selects to terminate the
Notice of unable to a Agreement.	ssume the lease of the	o Assume Lease – Form 23). Bue property on which the Property is	uyer hereby gives notice s located and, therefore, o	to Seller that Buyer is selects to terminate the
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Form 25 Vacant Land PSA Rev. 3/21 Page 1 of 6

VACANT LAND PURCHASE AND SALE AGREEMENT Specific Terms

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1.	Date: MLS No.:	Offer Expiration Date:
2.	Buyer: Buyer Buyer	
3.	Seller:	Status
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		,,,,,,,,,,,,,,,
_	Address City	County State Zip
	Purchase Price: \$	Dollar
	Earnest Money: \$	
	Delivery Date days after mutual acceptance; to be h	
	Default: (check only one) ☐ Forfeiture of Earnest Money; ☐ Title Insurance Company:	
	Closing Agent	
•	Company	Individual (optional)
10.	Closing Date: Possessio	
11.	Services of Closing Agent for Payment of Utilities: \square Re	equested (attach NWMLS Form 22K); 🛘 Waived
12.	Charges/Assessments Levied Before but Due After Closin	ng: □ assumed by Buyer; □ prepaid in full by Seller at Closing
	Seller Citizenship (FIRPTA): Seller ☐ is; ☐ is not a foreig	· · · · · · · · · · · · · · · · · · ·
	Subdivision: The Property: ☐ must be subdivided before	
	Feasibility Contingency Expiration Date:days after	
10.	Agency Disclosure: Buyer represented by: ☐ Buyer Brok	ker; ☐ Buyer/Listing Broker (dual agent); ☐ unrepresented lker; ☐ Listing/Buyer Broker (dual agent); ☐ unrepresented
Bu	yer Signature Date	Seller Signature Date
Bu	yer Signature Date	Seller Signature Date
Bu	yer Address	Seller Address
Cit	y, State, Zip	City, State, Zip
Bu	yer Phone No. Fax No.	Seller Phone No. Fax No.
	,	Fax NU.
	yer E-mail Address	Seller E-mail Address
	IT Real Estate Professionals 41	-
Bu	yer Brokerage Firm MLS Office No.	Listing Brokerage Firm MLS Office No.
Bu	yer Broker (Print) MLS LAG No.	Listing Broker (Print) MLS LAG No.
<u>509</u>	-535-8400 509-535-2123	3
	m Phone No. Broker Phone No. Firm Fax No.	Firm Phone No. Broker Phone No. Firm Fax No.
	ntdesk@exitofspokane.com m Document E-mail Address	Firm Dogument E mail Address
• 111	Seediffic Findi Address	Firm Document E-mail Address
Buy	yer Broker E-mail Address	Listing Broker E-mail Address
Bus	ver Broker DOL License No. Firm DOL License No.	Listing Broker DOL License No. Firm DOL License No.

Form 25 Vacant Land PSA Rev. 3/21 Page 2 of 6

VACANT LAND PURCHASE AND SALE AGREEMENT General Terms

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- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures.
- b. Earnest Money. Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term 6 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing 10 trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after 11 deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank 12 charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over 13 \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust 14 Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer 15 does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest 16 Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer 17 Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be 18 refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay 19 them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and 20 notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein. 21

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest 22 Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. 23 If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest 24 Money. Pursuant to RCW 64.04, Closing Agent shall deliver notice of the demand to the other party within 15 days. If 25 the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the 26 Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent 27 timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an 28 interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent 29 consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader 30 action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and 31 complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the 32 address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be 33 deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest 34 Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an 37 interpleader action to deduct up to \$500.00 for the costs thereof.

- Condition of Title. Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. 39 The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, 40 presently of record and general to the area; easements and encroachments, not materially affecting the value of or 41 unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not 42 convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary 43 encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be 44 conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate 45 Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after 46 acquired title. If the Property has been short platted, the Short Plat number is in the Legal Description.
- Title Insurance. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current 48 ALTA form of standard form owner's policy of title insurance from the Title Insurance Company. If Seller previously 49 received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any 50 cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall 51 pay any title cancellation fee, in the event such a fee is assessed. The Title Insurance Company shall send a copy of 52 the preliminary commitment to Seller, Listing Broker, Buyer and Buyer Broker. The preliminary commitment, and the title 53 policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in said standard form 54 and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior 55 to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive 56

Date

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VACANT LAND PURCHASE AND SALE AGREEMENT General Terms

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such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

- e. Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is provided possession. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that Seller has maintained the Property as required by this paragraph. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld.
- Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.
- Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 11, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid as agreed in Specific Term No.12.

- Sale Information. Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information and copies of documents concerning this sale.
- Seller Citizenship and FIRPTA. Seller warrants that the identification of Seller's citizenship status for purposes of U.S. income taxation in Specific Term No. 13 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) under the Foreign Investment In Real Property Tax Act ("FIRPTA") and provide the certification to the Closing Agent 100 within 10 days of mutual acceptance. If Seller is a foreign person for purposes of U.S. income taxation, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount 102 to the Internal Revenue Service.

If Seller fails to provide the FIRPTA certification to the Closing Agent within 10 days of mutual acceptance, Buyer may 104 give notice that Buyer may terminate the Agreement at any time 3 days thereafter (the "Right to Terminate Notice"). If Seller has not earlier provided the FIRPTA certification to the Closing Agent, Buyer may give notice of termination of this Agreement (the "Termination Notice") any time following 3 days after delivery of the Right to Terminate Notice. If 107 Buyer gives the Termination Notice before Seller provides the FIRPTA certification to the Closing Agent, this Agreement 108 is terminated and the Earnest Money shall be refunded to Buyer. 109

Date

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Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 110 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 111 only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 112 must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 113 Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 114 17C, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 115 and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and 116 Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 118 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Buyer 119 Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified 120 on page one of this Agreement; or (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the 121 e-mail (an automatic e-mail reply does not constitute written acknowledgment). At the request of either party, or the 122 Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

- Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in 124 this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last 125 calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal 126 holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, 127 Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the Possession Date, 128 shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar 129 date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday 130 as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a 131 Saturday, Sunday, legal holiday, or day when the county recording office is closed. When counting backwards from 132 Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is a Saturday, 133 Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day, moving 134 forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree upon and attach a 135 legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of 136 computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to 137 the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement. 138
- Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 139 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 140 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 141 electronic form has the same legal effect and validity as a handwritten signature. 142
- m. Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 143 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 144 Buyer on the first page of this Agreement. 145
- Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 146 provision, as identified in Specific Term No. 7, shall apply: 147
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 148 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 149
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 150 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 151 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 152 any other rights or remedies available at law or equity. 153
- o. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a 154 certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party 156 holding the Earnest Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' 157 fees and expenses. 158
- Offer. This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance 159 shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed 160 office of the other party's broker pursuant to General Term j. If this offer is not so accepted, it shall lapse and any 161 Earnest Money shall be refunded to Buyer. 162



Date

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VACANT LAND PURCHASE AND SALE AGREEMENT General Terms

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- Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to 163 Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a 164 counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that 165 counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other 166 party, the other party's broker, or at the licensed office of the other party's broker pursuant to General Term j. If the 167 counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 168
- Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the 169 offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 170 unless sooner withdrawn.
- Agency Disclosure. Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch 172 Manager (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. 173 Listing Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and 174 Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Buyer Broker 175 and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent 176 to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. 177 If Buyer Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm 178 their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) 179 representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real 180 Estate Agency." 181
- Commission. Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to 182 which they are a party. The Listing Brokerage Firm's commission shall be apportioned between Listing Brokerage Firm 183 and Buyer Brokerage Firm as specified in the listing. Seller and Buyer hereby consent to Listing Brokerage Firm or 184 Buyer Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such 186 commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any 187 action by Listing or Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and 188 reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this 189 Agreement. 190
- Feasibility Contingency. It is the Buyer's responsibility to verify before the Feasibility Contingency Expiration Date 191 identified in Specific Term No.15 whether or not the Property can be platted, developed and/or built on (now or in the 192 future) and what it will cost to do this. Buyer should not rely on any oral statements concerning this made by the Seller, 193 Listing Broker or Buyer Broker. Buyer should inquire at the city or county, and water, sewer or other special districts in 194 which the Property is located. Buyer's inquiry should include, but not be limited to: building or development moratoriums 195 applicable to or being considered for the Property; any special building requirements, including setbacks, height limits or 196 restrictions on where buildings may be constructed on the Property; whether the Property is affected by a flood zone, 197 wetlands, shorelands or other environmentally sensitive area; road, school, fire and any other growth mitigation or 198 impact fees that must be paid; the procedure and length of time necessary to obtain plat approval and/or a building 199 permit; sufficient water, sewer and utility and any service connection charges; and all other charges that must be paid. 200 Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to time 201 during and after the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer 202 may need to ascertain the condition and suitability of the Property for Buyer's intended purpose. Buyer shall restore the 203 Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be 204 responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf. If the Buyer does 205 not give notice to the contrary on or before the Feasibility Contingency Expiration Date identified in Specific Term No. 206 15, it shall be conclusively deemed that Buyer is satisfied as to development and/or construction feasibility and cost. If Buyer gives notice this Agreement shall terminate and the Earnest Money shall be refunded to Buyer, less any unpaid 208 costs. The Feasibility Contingency Addendum (NWMLS Form 35F), if included in the Agreement, supersedes the 209 Feasibility Contingency in Specific Term No. 15 and this General Term u.

Seller shall cooperate with Buyer in obtaining permits or other approvals Buyer may reasonably require for Buyer's 211 intended use of the Property; provided that Seller shall not be required to incur any liability or expenses in doing so.

Subdivision. If the Property must be subdivided, Seller represents that there has been preliminary plat approval for the 213 Property and this Agreement is conditioned on the recording of the final plat containing the Property on or before the 214 date specified in Specific Term No. 14. If the final plat is not recorded by such date, this Agreement shall terminate and 215 the Earnest Money shall be refunded to Buyer. 216

Date

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VACANT LAND PURCHASE AND SALE AGREEMENT General Terms

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- w. Information Verification Period. Buyer shall have 10 days after mutual acceptance to verify all information provided 217 from Seller or Listing Brokerage Firm related to the Property. This contingency shall be deemed satisfied unless Buyer 218 gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely 219 notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 220
- x. Property Condition Disclaimer. Buyer and Seller agree, that except as provided in this Agreement, all representations 221 and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. 222 The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations 223 under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter 224 related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In 225 addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain 226 building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of 227 lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other 228 defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties 229 may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the 230 expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due 231 diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of 232 defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that 233 may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to 234 meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to 235 homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local 236 ordinances may restrict short term rentals of the Property. Brokers may assist the parties with locating and selecting 237 third party service providers, such as inspectors or contractors, but Brokers cannot guarantee or be responsible for the 238 services provided by those third parties. The parties shall exercise their own judgment and due diligence regarding 239 third-party service providers.

Date

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CONDOMINIUM PURCHASE AND SALE AGREEMENT Specific Terms

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	Date:N	/ILS No.:	Offer Exp	ration Date:	
2. B	Buyer:	Buyer			
3. S	Seller:			Status	
4. P	Property: Tax Parcel No(s).:	Seller	U	nit No.:	
	Residential Condominium:				
	Address	City	County	State	Zip
	Declaration Recording No.:		; u attached as	Exhibit A; U not availab	ole, attach Form 29
_	ncluded Items: ☐ stove/range; ☐ r ☐ wood stove; ☐ fireplace insert; ☐ generator; ☐ other	☐ hot tub; ☐ att	ached television(s):	attached speaker(s)	n; astellite dish); microwave
6. P	urchase Price: \$				Dollar
	arnest Money: \$				
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	itle Insurance Company:				
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11 0	Company		Individual (optional)		
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	ervices of Closing Agent for Payme				
	harges/Assessments Levied Before I				t Closing
	eller Citizenship (FIRPTA): Seller 🗆			3. income taxation	
5. N	ew Construction or Conversion: 🔲 is	(attach NWMLS Form 2	29); 🗖 is not		
6. P	ublic Offering Statement or Resale Co	ertificate: 🛘 received	; 🗖 deliver	to Buver days after	r mutual acceptance
	ondominium Assessment: \$				
18. A			ker; 🛘 Buyer/Listing Bro		
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9. A	ddenda:			tor (dual agent), a diffe	spresented
-					
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		Date	Seller Signature		Date
Buyer	Signature	Date	Seller Signature		Date
Buyer	Address	-	Seller Address		
City, S	State, Zip		City, State, Zip		
Buyer	Phone No.	Fax No.	Seller Phone No.		Fax No
•	E-mail Address	44.4	Seller E-mail Address		
	F Real Estate Professionals Brokerage Firm	MLS Office No.	Listing Brokerage Firm		MLS Office No
Dayor	Diokolago I IIII	WIES Office No.	Listing brokerage Firm		MLS Office No
	Broker (Print)	MLS LAG No.	Listing Broker (Print)		MLS LAG No
	535-8400	509-535-2123	-		
	Phone No. Broker Phone No. desk@exitofspokane.com	Firm Fax No.	Firm Phone No.	Broker Phone No.	Firm Fax No
	ocument E-mail Address		Firm Document E-mail Ad	dress	
Buver	Broker E-mail Address		Listing Broker E-mail Add	Tace	
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Buyer	Broker DOL License No.	Firm DOL License No.	Listing Broker DOL Licens	no No	Firm DOL License No.



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CONDOMINIUM PURCHASE AND SALE AGREEMENT General Terms

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- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures.
- Earnest Money. Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term 7 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank 12 charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over 13 \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust 14 Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer 15 does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest 16 Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer 17 Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be 18 refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay 19 them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and 20 notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein.

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest Money. Pursuant to RCW 64.04, Closing Agent shall deliver notice of the demand to the other party within 15 days. If the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to \$500.00 for the costs thereof.

- Included Items. Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is 39 checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, 40 drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed 41 television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace 42 doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical 43 fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating 44 remote controls. Unless otherwise agreed, if any of the above items are leased or encumbered, Seller shall acquire 45 clear title before Closing.
- d. Condition of Title. Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. 47 The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, 48 presently of record and general to the area; easements and encroachments, not materially affecting the value of or 49 unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not 50 convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary 51 encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be 52 conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate 53 Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after 54 acquired title.



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CONDOMINIUM PURCHASE AND SALE AGREEMENT General Terms

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- Title Insurance. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current 56 ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additional protection and inflation protection endorsements, if available. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Buyer Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.
- Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is provided possession. Seller shall either repair or replace any system or appliance (including, but not limited to plumbing, heat, electrical, and all Included Items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that Seller has maintained the Property and systems/appliances as required by this paragraph. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld. If possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable.

RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. RCW 43.44.110 requires the seller of a dwelling unit, that does not have at least one smoke detection device, to provide at least one smoke detection device in the unit before the buyer or any other person occupies the unit following a sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller complies with RCW 19.27.530 or RCW 43.44.110. Buyer and Seller shall hold the Brokers and their Firms harmless from any claim resulting from Seller's failure to install a carbon monoxide alarm(s) or smoke detector(s) in the Property.

- Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the 100 purposes of completing a reverse exchange.
- Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the 102 escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, 103 and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, 104 including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If 105 any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay 106 such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel 107 tank if, prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and 108 provides such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. Unless 109 waived in Specific Term No. 12, Seller and Buyer request the services of Closing Agent in disbursing funds 110 necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and 111



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CONDOMINIUM PURCHASE AND SALE AGREEMENT General Terms

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addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K 112 Identification of Utilities or equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or 114 other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that 115 are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid 116 as agreed in Specific Term No. 13.

- i. Sale Information. Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all 118 terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone 119 else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, 120 and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information 121 and copies of documents concerning this sale.
- j. Seller Citizenship and FIRPTA. Seller warrants that the identification of Seller's citizenship status for purposes of U.S. 123 income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 124 under the Foreign Investment In Real Property Tax Act ("FIRPTA") and provide the certification to the Closing Agent 125 within 10 days of mutual acceptance. If Seller is a foreign person for purposes of U.S. income taxation, and this 126 transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount 127 to the Internal Revenue Service.

If Seller fails to provide the FIRPTA certification to the Closing Agent within 10 days of mutual acceptance, Buyer may 129 give notice that Buyer may terminate the Agreement at any time 3 days thereafter (the "Right to Terminate Notice"). If 130 Seller has not earlier provided the FIRPTA certification to the Closing Agent, Buyer may give notice of termination of 131 this Agreement (the "Termination Notice") any time following 3 days after delivery of the Right to Terminate Notice. If 132 Buyer gives the Termination Notice before Seller provides the FIRPTA certification to the Closing Agent, this Agreement 133 is terminated and the Earnest Money shall be refunded to Buyer.

k. Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 135 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 136 only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 137 must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 138 Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 139 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 140 and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and 141 Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 143 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both 144 Buyer Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses 145 specified on page one of this Agreement; or (ii) Buyer Broker or Listing Broker provide written acknowledgment of 146 receipt of the e-mail (an automatic e-mail reply does not constitute written acknowledgment). At the request of either 147 party, or the Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original 148 document.

Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated 150 in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the 151 last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday 152 or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a 153 Saturday, Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the 154 Possession Date, shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on 155 a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, 156 Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the 157 next day that is not a Saturday, Sunday, legal holiday or day when the county recording office is closed. When counting 158 backwards from Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is 159 a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next 160 day, moving forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree 161 upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for 162 the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer 163 or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this 164 Agreement. 165



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m. Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 166 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 167 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 168 electronic form has the same legal effect and validity as a handwritten signature. 169

- n. Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 170 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 171 Buyer on the first page of this Agreement. 172
- o. Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 173 provision, as identified in Specific Term No. 8, shall apply: 174
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 175 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.
 - ii. Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 177 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 178 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 179 any other rights or remedies available at law or equity.
- Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a certified 181 public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' fees and expenses.
- Offer. This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance 185 shall not be effective until a signed copy is received by the other party, the other party's broker, or at the licensed office 186 of the other party's broker pursuant to General Term k. If this offer is not so accepted, it shall lapse and any Earnest 187 Money shall be refunded to Buyer.
- Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to 189 Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.
- Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the 195 offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 196 unless sooner withdrawn.
- Agency Disclosure. Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch Manager 198 (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. Listing 199 Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing 200 Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Buyer Broker and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated 202 Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If Buyer Broker 203 and Listing Broker are the same person representing both parties then both Buyer and Seller confirm their consent to that 204 person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as 205 dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."
- Commission. Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to which 207 they are a party. The Listing Brokerage Firm's commission shall be apportioned between Listing Brokerage Firm and 208 Buyer Brokerage Firm as specified in the listing. Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer 209 Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage 210 Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and 211 irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or 212 Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' 213 fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement. 214
- Cancellation Rights/Lead-Based Paint. If a residential dwelling was built on the Property prior to 1978, and Buyer 215 receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after 216 mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter. 217



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CONDOMINIUM PURCHASE AND SALE AGREEMENT **General Terms**

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- w. Information Verification Period. Buyer shall have 10 days after mutual acceptance to verify all information provided 218 from Seller or Listing Brokerage Firm related to the Property. This contingency shall be deemed satisfied unless Buyer 219 gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely 220 notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 221
- Property Condition Disclaimer. Buyer and Seller agree, that except as provided in this Agreement, all representations 222 and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. 223 The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations 224 under this Agreement and that none of the Brokers have agreed to independently investigate or confirm any matter 225 related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In 226 addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain 227 building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of 228 lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other 229 defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties 230 may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the 231 expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due 232 diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of 233 defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that 234 only may be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to 235 meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to 236 homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local 237 ordinances may restrict short term rentals of the Property. Buyer and Seller acknowledge that home protection plans 238 may be available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the 239 parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot 240 guarantee or be responsible for the services provided by those third parties. The parties shall exercise their own 241 judgment and due diligence regarding third-party service providers.
- Public Offering Statement. This paragraph only applies if a Public Offering Statement is required by RCW 64.34. If 243 Buyer has not received a Public Offering Statement (including the Declaration, Survey Map and Plans, Association 244 Articles of Incorporation, Association Bylaws, Association Rules and Regulations, Association Budget and Association 245 Balance Sheet) Seller shall deliver a Public Offering Statement to Buyer by the date specified in Specific Term No. 16. 246 Buyer shall be conclusively deemed to have approved the Public Offering Statement unless, within 7 days following 247 receipt, Buyer gives notice of disapproval of the same. If Buyer disapproves the Public Offering Statement, this 248 Agreement shall terminate and the Earnest Money shall be refunded to Buyer.
- Resale Certificate. This paragraph only applies if a Public Offering Statement is NOT required by RCW 64.34. If Buyer 250 has not received a Resale Certificate, Seller shall deliver a Resale Certificate to Buyer by the date specified in Specific 251 Term No. 16. Buyer shall be conclusively deemed to have approved the Resale Certificate unless, within 5 days following receipt, Buyer gives notice of disapproval of the same. If Buyer disapproves the Resale Certificate, this 253 Agreement shall terminate and the Earnest Money shall be refunded to Buyer.
- aa. Condominium Assessment. The current Condominium Assessment is the amount specified in Specific Term No. 17, 255 but is subject to change from time to time. In addition to Buyer's prorated portion of the Closing month's condominium 256 assessment, a Deposit equal the amount specified in Specific Term No. 17 is required to be paid by Buyer at Closing. 257

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

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Form 27 Condominium Resale Certificate Rev. 2/17 Page 1 of 4

CONDOMINIUM RESALE CERTIFICATE

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Instructions: This form or a statutory equivalent must be prepared by the association, its officer, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer and to be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer and formation which would affect any answer, the preparer should include this in Section 17 (Remarks). A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had a ctual knowledge of a greater amount or the amount was assessed after the date of this certificate. A unit owner is not liable to a purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchaser's contract is voidable by the purchaser until the certificate has been provided and for five days thereafter or until conveyance, whichever occurs first. The information furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither the association nor the preparer warrants the accuracy of this information, and neither assumes any obligation to update it. 1. RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There is, is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) of the attached declaration; or in other (describe): 2. ASSESSMENT (a) The current monthly common expense assessments against the unit total \$		Unit No.							4
Instructions: This form or a statutory equivalent must be prepared by the association, its officer, or its authorized agent, it cannot be prepared by the real estate broker. The preparer must snawer each question and attach every shibit isled. The preparer and the prepared by the real estate broker. The preparer must snawer each question and attach every shibit isled. The preparer and the prepared by the real estate broker. The preparer must snawer each question and attach every shibit isled. The preparer and is unit owner must sign this certificate. If where its insufficient space below to this very sarry question, or there is additional information which would affect any enswer, the preparer should include this in Section 17 (Remarks). A buyer is not lable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had a clust knowledge of a greater amount or the amount was assessed after the date of this certificate. A unit owner is not liable to a purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchasers contract is volidable to by the purchaser until the certificate has been provided and for five days thereafter or und conveyance, withchever occurs. The information furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither the association furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither the association furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither the association furnished is based on the books and records of the association of the preparer. Neither the association furnished is based on the preparer has the association of the preparer. Neither the association on the preparer has the association of the association of the association of the unit is \$ 1.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0						(Condominium		
Instructions: This form or a stututory equivalent must be prepared by the association, its officer, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer and 5 unit owner must sign this certificate. It there is insufficient space below to fully answer any question, or there is additional information without outled their any answer, the preparer should include this in Section 17 (Remarks). A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had a suctual knowledge of a greater amount or the amount was assessed after the date of this certificate. A unit owner is not liable to a purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchaser's contract is voidable to by the purchaser until the certificate has been provided and for five days thereafter or unal compared. Whichever occurs list. The information furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither 15 the information on the preparer warrants the accuracy of this information, and neither assumes any obligation to update it. 1. RIGHT OF FIRST REFUSALIZESTRAINT ON ALIENATION. There is; is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) of the altached declaration, or other (describe): 2. ASSESSMENT (a) The current monthly common expense assessments against the unit total \$		Buyer:							
Unif owner must sign his certificate. If here is insufficient space below to fully answer any question, or his additional information which would affect any answer, the preparer should include this in Section 17 (Remarks). A buyer is not liable for any unpead assessment or fee against the unit greater than the amount set both below, unless the buyer had sactual knowledge of a greater amount or the amount was assessed after the date of this certificate. A unit owner is not liable to a 0 purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchasers contract is voldable to 3 by the purchaser until the certificate has been provided and for five days thereafter or until conveyance, whichever occurs fist. 1. RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There is; is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) is not a right of first refusal or other (describe): 2. ASSESSMENT (a) The current monthly common expense assessment for the unit			Buyer		Buyer				3
Souther Notwedged or Jegeter anticutor for the nature of delay of the association to provide the certificate in a timely manner, but the purchaser contract is voidable by the purchaser or the failure or delay of the association to provide the certificate in a timely manner, but the purchaser contract is voidable by the purchaser until the certificate has been provided and for five days thereafter or until conveyance, whichever occurs first. 11	un	it owner must sign this	certificate. If there is insi	iust answer each ufficient snace be	question and a	ittach every e	exhibit listed. The		5
The information furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither the association nor the preparer warrants the accuracy of this information, and neither assumes any obligation to update it. RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There is, is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: in section(s) of the attached declaration; or other (describe): 17	pu	rchaser for the failure or d	elay of the association to are	vas assessed aften ovide the certificat	er the date of the	nis certificate.	A unit owner is a	not liable to a	9 10
Section Company Comp	Th	e information furnished is	based on the books and r	ecords of the ass	ociation and the	e actual know	uladge of the pro-	noror Alaithau	
2. ASSESSMENT (a) The current monthly common expense assessment for the unit is \$	1.	restraint on sale of t	ne unit. Il there is, it is	ALIENATION. set forth: in	There is; section(s)	is not a rigl	nt of first refusal	or other attached	15
(a) The current monthly common expense assessment for the unit is \$ 20 (b) Past due and unpaid monthly common expense assessments against the unit total \$ 21 (c) There are special assessments levied against the unit totaling \$									
(b) Past due and unpaid monthly common expense assessments against the unit total \$ 21 (c) There are special assessments levied against the unit totaling \$	2.		V COMMON EYNENSE 255655	ment for the unit	ic ¢				
(c) There are special assessments levied against the unit totaling \$		(b) Past due and unpa	id monthly common expens	se assessments a	σainet the unit t	ofal ¢			
(d) In addition to the monthly and special assessments in 2b & c above, \$		(c) There are special a	ssessments levied against	the unit totaling \$	gamot the time t	f which \$	is past	dua and the	21
(d) In addition to the monthly and special assessments in 2b & c above, \$		balance is payable	per 🗆 month 🗀 other (des	scribe):	, •	Ψ	is past	due, and the	23
28 30 31. DELINQUENT ASSESSMENTS RECEIVABLE. As of									25
4. DELINQUENT ASSOCIATION OBLIGATIONS. As of		(d) In addition to the munit for (describe):	onthly and special assessm	nents in 2b & c ab	ove, \$	is past d	ue and unpaid ag	ainst the	28 29
4. DELINQUENT ASSOCIATION OBLIGATIONS. As of	3.	DELINQUENT ASSESS 45 days) there are mo over 30 days, as follows	SMENTS RECEIVABLE. A porthly assessments and/or : ☐ none; ☐ totaling \$	As ofspecial assessr	nents against ι	(mu inits in the a	st be a date wit	hin the past are past due	
are bills or other obligations of theassociation which are past due over 30 days, as follows: 35	4.								
5. FEES. The following fees are payable by unit owners: ☐ fines for violation of rules; ☐ late payments; ☐ move-in; ☐ resale certificate; ☐ record copying; ☐ parking; ☐ storage; ☐ rental of units; ☐ use of common facilities (describe): 39 40 ☐ Other: (describe): 41 Buyer's Initials ☐ Date Ruyer's Initials ☐ Date Collect Initials ☐ Date C		are bills or other obligation	ons of the	01	association wh	ich are nast i	witnin the past 45 due over 30 days	days) there	
5. FEES. The following fees are payable by unit owners: ☐ fines for violation of rules; ☐ late payments; ☐ move-in; ☐ resale 37 certificate; ☐ record copying; ☐ parking; ☐ storage; ☐ rental of units; ☐ use of common facilities (describe): 39 40 ☐ Other: (describe): 41 Buyer's Initials ☐ Date ☐ Buyer's Initials ☐ Date ☐ Calledo Letter ☐ Date ☐ Calledo Letter ☐ Date ☐ D		☐ none; ☐ totaling \$				ion are past	accover 30 days,	as follows.	
Other: (describe): 41 42 43 Buyer's Initials Date Buyer's Initials Date Sallada Initials Date Sallada Initials Date Date Sallada Initials Date Date Date Date Date Date Date Date	5.	FEES. The following fee	es are pavable by unit own	ers: 🗆 fines for v	iolation of rules	. □ lato pave	monto: 🗀 move :	n; 🛚 resale	37
Other: (describe): 41 42 43 Buyer's Initials Date Buyer's Initials Date Sallada Init					,		30 (d000/150).		
Buyer's Initials Date Buyer's Initials Date Sallada Initials Date		Other: (describe):							
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Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials							e		
		Buyer's Initials D	rate Buyer's Initials	Date Sell	er's Initials	Date	Sallar's Initials	Dete	



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CONDOMINIUM RESALE CERTIFICATE

Continued

6.	ANTICIPATED REPAIRS OR REPLACEMENT COSTS.	44
	(a) There □ are; □ are not anticipated repair or replacement costs in excess of 5% of the annual budget of the association that have been approved by the board of directors.	45 46
	If there are, the amount is \$	47
	(b) The association has cash reserves for repairs and/or replacements, as follows:	48
	□ none; □ \$ If a dollar amount is filled in, then □ none; □ \$	49
	of those reserves has been designated by the association for the following projects (describe):	50
		51
		52
7.	JUDGMENTS AND SUITS. There are unsatisfied judgments against the Association, as follows:	53
	□ none; □ totaling \$	54
8.	PENDING SUITS . There are pending suits or legal proceedings in which the association is a party: \square none; \square as follows (state parties, nature of the suit(s), amounts claimed, and the status of the suit):	55 56
	(etate parties), rather or any earliest darried, and and otatae of the suity.	57
		58
9.	ALTERATIONS OR IMPROVEMENTS THAT VIOLATE THE DECLARATION. There are; are not any alterations or	59
	improvements to the unit or to the limited common elements assigned to the unit that violate the declaration. If there are,	60
	please describe:	61
		62 63
10.	DECLARANT UNITS/OCCUPANCY.	64
	(a) There are units in the association that are owned by the declarant/developer.	65
		•
	(b) The declarant/developer □ transferred control of the association to the unit owners on; □ has not transferred control of the association.	66
		67
	(c) Of the total number of units in the association, are principal residences of the owners;	68
	are second or recreational homes; are rented; and are vacant.	69
	(d) There \Box is; \Box is not any one person or entity that owns more than 10% of the total units in the association. If there are,	70
	the owners' names and the number of units they own are:	71
		72
		73 74
11	CODE VIOLATIONS. The unit the limited common elements assigned to the unit as a second of the second	
11.	CODE VIOLATIONS. The unit, the limited common elements assigned to the unit, or any other portion of the condominium ☐ do; ☐ do not violate health or building codes. If there are any violations, please describe:	75 76
		77
		78
		79



Date

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CONDOMINIUM RESALE CERTIFICATE

Continued

12	. LE	EASES.	0
	(a	The title of the unit is held in □ fee simple; □ leasehold.	8
		There is; is not any leasehold estate affecting the association. If there is, please describe (including any extension or renewal provisions thereof):	8 n 8 8
			8 8 8
13	. FII	NANCING APPROVAL. The condominium has been approved for financing by (check as appropriate): ☐ FNMAFHLMC; ☐ VA; ☐ FHA.	; 8 8
14.	. IN	SURANCE.	8:
	(a)	The insurance agent for the association's master policy is:	9
		Name:	_ 9
		Address.	92
		Phone:	- 9:
	(b)	Describe any insurance coverage the association provides for the benefit of unit owners (e.g. apartment furnishings cabinets, appliances, water leaking from the unit into another unit, etc.).	, 9,
			9
15.	WA	RRANTIES AND WARRANTY CLAIMS.	98
	(a)	The units □ are; □ are not covered by a qualified warranty.	9
	(b)	The common elements □ are; □ are not covered by a qualified warranty.	10
	(c)	Claims ☐ have; ☐ have not been made under the warranty. If claims have been made, for each, please describe:	10
		(i) The type of claim that was made;(ii) The resolution of the claim;	10
		(iii) The type of repair performed;	10
		(iv) The date of the repair;	10 10
		(v) The cost of the repair; and(vi) The name of the person or entity who performed the repair.	10
		(1) The hame of the person of chitty who performed the repair.	10
16.	EXI	HIBITS. The following exhibits must be attached:	108
	(a)	Condominium declaration, and any amendments thereto, showing recording numbers.	109
	(b)	Condominium bylaws, and any amendments thereto.	110
	(c)	Condominium rules and regulations, and any amendments thereto.	11
	(d)	Annual financial statement of the association, including the audit report if it has been prepared, for the year immediately preceding the current year.	112 113
	(e)	A balance sheet and revenue and expense statement of the association, prepared on an accrual basis, which shall be current to within 120 days.	114 115
	(f)	Current operating budget of the association.	116
	(g)	Association current reserve study. Check the box that applies:	117
		(i) The association's current reserve study is attached.	118
		(ii) This association does not have a current reserve study. The lack of a current reserve study poses certain risks to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.	119 120 121 122



Form 27 Condominium Resale Certificate Rev. 2/17 Page 4 of 4

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CONDOMINIUM RESALE CERTIFICATE Continued

17. RE	EMARKS. (The preparer should use the following spa ormation which will affect the answers to the above quest	ace to complete any answers and/or to provide any addition tions. If more space is needed, add additional sheets).	nal 123 124
			125 126 127 128 129 130 131 132 133 134 135 136 137 140 141 142
			144
Date: _			145
l certify of authorized correct.	under penalty of perjury that I am theed to make this certificate on behalf of the association.	of the association. I a To the best of my knowledge and belief, the foregoing is true and	m 146 nd 147 148
		Ву	149
	Association	Preparer	
I certify ι	under penalty of perjury that, to the best of my knowledge	e and belief, the foregoing is true and correct.	150
		Unit Owner/Seller	151
or	uyer understands that the real estate broker(s), if any, the nor interpret it. Buyer should seek independent legal, the concerns.	has not researched this information and is not qualified to advi- inancial and/or other professional counsel with any questions	se 152 or 153 154
l acknow	vledge receipt of the above Resale Certificate, including e	each of the exhibits listed.	155
			100
Buyer	Date	Buyer Date	d



Form 90R Notice of Termination (Resale Certificate Unacceptable - Form 28) Rev. 4/01 Page 1 of 1

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NOTICE OF TERMINATION (RESALE CERTIFICATE UNACCEPTABLE – FORM 28)

The following	ng is part of the Purchase	and Sale Agreement dated		
between				("D") (
	Buyer	Buyer		("Buyer") 2
and				("Seller")
	Seller	Seller		(Seller) 3
concerning	Address			(the "Property"). 4
	Address	City	State Zip	. ,,
aisappioves	the Resale Certificate e return of the Earnest M	ertificate Unacceptable - Fo and, therefore, elects to term oney.	inate the Agreement. In ac	ddition, Buyer hereby 6
Buyer		Date Buy	/er	8

Form 126 Speak Up Rev. 7/10 Page 1 of 1	NWMLS "SPEAK-UP"		Northwest I	OCopyright 2010 Multiple Listing Service RIGHTS RESERVED
		Su	ggestion is for:	1
			Discover Website	2
			Matrix	3
			Forms	4
			Xpress Forms	. 5
			NW Reporter	6
			Other:	7
Date:	•			, 48
Suggestion:				l g
				4.0
				10 11
				12
				13
				14
Specific Example(s) – often helps to clarify:				15
				4.0
				16 17
				18
				19
				20
Drakov Namo				
Broker Name:				21
NWMLS Office #:				22
Office Phone#:				23
Email Address:				24

Thank you for your participation; letting us know ways we can serve you better!

NWMLS

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