FORMS LIST

"P" Forms are found in the "Pamphlets" folder "SAR" Forms are found in the "Spokane" folder All other forms are found in the "All Statewide Forms" folder

Note: If you have forms questions, look in the "Forms Manuals" folder for manuals on all of the forms.

Form Name	Form Number
PSA Transaction Forms Cheat Sheet	
Real Estate Brokerage in Washington (Agency Law) Pamphlet	P1
Spokane Addendum	SAR-SA
Buyer Brokerage Services Agreement – likely signed well in advance of the PSA!	41
Mold, Moisture and Your Home	P3
Wire Fraud Alert	P6
Seller Disclosure Statement – Improved Property	17
Seller Disclosure Statement – Unimproved Property	17C
Seller Disclosure Statement – Commercial Property	17COMM
Notice of Rescission of Agreement Pursuant to RCW 64.06	90A
Residential Real Estate Purchase and Sale Agreement	21
Financing Addendum	22A
Appraisal Addendum	22AA
Notice of Low Appraisal – Appraisal Addendum	22AAN
Loan/Lender Change Addendum	22AC
Increased Down Payment for Low Appraisal Addendum	22AD
Notice for Increased Down Payment for Low Appraisal Addendum	22ADN
Notice of Low Appraisal	22AN
Financing Contingency Notice	22AR
Notice of Appraisal Work Order	22AWO
Buyer's Notice of Waiver of Financing Contingency	90H
Buyer's Notice of Termination - Financing Unavailable	901
Buyer's Sale of Property Contingency Addendum	22B
Second Buyer's Addendum	39
Notice to Second Buyer	39N
Bump Notice - Notice that Seller has accepted another offer	44
Bump Response	46
Contingency Property Notice	90K
Buyer's Request for Seller's Consent - Contingency Sale	90L
Buyer's Pending Sale of Property Contingency Addendum	20Q
Buyer's Pending Sale Contingency Notice	90U
Seller Financing Addendum	22C
Common Interest Community Addendum	22CIC
Common Interest Community (RCW 64.90) Resale Certificate	27CIC

Optional Clauses Addendum	22D
Buyer's Notice of Termination - HOA Review - Form 22D	90W
Certification Under the Foreign Investment in Real Property Tax Act "FIRPTA"	22E
Buyer's FIRPTA Notice	90FIRPTA
Evidence of Funds Addendum	22EF
Notice of Termination Pursuant to Evidence of Funds Addendum	90EF
For Your Protection: Get a Home Inspection	22F
For Sale by Owner Addendum	22FSBO
Lead Paint Hazards Pamphlet	P2
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards	22J
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards	22J LEASE
Identification of Utilities	22K
Lease Review Addendum	22L
Notice of Termination Pursuant to Lease Review Addendum	90LR
Land & Acreage Addendum	22LA
Manufactured Home Addendum	22MH
Attorney Review Addendum	22RA
Well Addendum	22R
Well Inspection Response for Form 22R	22RN
Buyer's Notice of Termination (Well Addendum)	90X
Septic Addendum	22S
Buyer's Notice of Termination (Septic Addendum)	90Y
Sewer Inspection Addendum	22SI
Short Sale Addendum	22SS
Notice Pursuant to Short Sale Addendum	90\$\$
Title Contingency Addendum	22T
Title Contingency Notice	90T
Survey Contingency Addendum	22TS
Homeowner Insurance Addendum	22VV
Buyer's Notice of Termination (Homeowner's Insurance Unavailable)	90VV
Modification of Closing Date Addendum	22Y
Modification of Closing Definition for Recording Delays	22Y-Recording
Additional Signer Addendum	22Z
Open Space, Farm and Agriculture or Timberland Classification Addendum	2277
Presale Addendum	26
Presale Addendum – Optional Clauses	26A
Earnest Money Promissory Note	31
Assignment of Buyer's Interest in PSA	32
Cooperative Apartment Addendum	33
General Addendum (Blank) - AKA the "come sue me" form!	34
Inspection Addendum	35
Seller Request Inspection Report	35C
Inspection Response for Form 35	35R
Inspection Waiver Addendum	35W

Inspector Referral Disclosure	41D
Escalation Addendum	35E
Escalation Addendum Notice	35EN
Feasibility Contingency Addendum	35F
Feasibility Contingency Notice - Notice of Disapproval/Approval	90P
Neighborhood Review Contingency Addendum	35N
Notice of Termination Pursuant to Neighborhood Review	90M
Pre-Inspection Agreement	35P
Counteroffer Addendum	36
Withdrawal of Offer or Counteroffer	36A
Back-Up Addendum	38A
Back-Up Addendum Notice	38B
Buyer Brokerage Firm's Compensation	41C
Agency Disclosure Multiple Brokers	42A
Reservation Agreement	43
Authorization to Disburse Earnest Money	50
Rescission of Purchase & Sale Agreement	51
Rental Agreement - Buyer Occupancy Prior to Closing	
Rental Agreement - Seller Occupancy After Closing	65A
Lease/Rental Compensation Agreement	65B
	67
Lease/Rental Agreement (Residential) Move-In/Move-Out Addendum to Lease/Rental Agreement	68
Pet Addendum to Lease/Rental Agreement	68A
	68B
Addendum to Lease/Rental Agreement	68C
Lease/Rental Agreement Notice	68N
Assignment of Lease or Rental Agreement	69
Option to Buy Real Estate	75
Receipt for Earnest Money Notice - Blank	89
	90
Notice of Termination of Agreement for Failure to Pay Earnest Money	90B
Failure to Close – Notice of Termination by Buyer	90C
Failure to Close - Notice of Termination by Seller - Seller to Keep EM	90D
Failure to Close – Notice of Termination by Seller – Seller to Elect Remedies	90E
Multi-Family Real Estate Purchase and Sale Agreement	20
Manufactured Home Purchase and Sale Agreement (Home on Leased Land)	23
Notice of Termination - Disapproval of Park Rules & Regulations - Form 23	90N
Notice of Termination - Unable to Assume Lease - Form 23	900
Vacant Land Purchase and Sale Agreement	25
Condominium Purchase and Sale Agreement	28
Condominium Resale Certificate 27	27
Notice of Termination – Public Offering Statement Disapproved	90Q
Notice of Termination - Resale Certificate Unacceptable - Form 28	90R
Buyer's Notice of Termination – Information Verification Period	90Z
NWMLS "Speak-Up"	126

PSA Transaction Forms Cheat Sheet

The following forms are suggested for use on the average residential purchase transaction (*Listing Broker should consider executing these at the time listing and upload into Associated Docs):

Real Estate Brokerage in Washington (Agency Law) Pamphlet
Form 41 – Buyer Brokerage Services Agreement
Form 21 – Residential Purchase & Sale Agreement
*Exhibit A – Legal Description
Form 22A – Financing Addendum (unless cash or seller financed
transaction in which case use Form 22C)
Form 22D – Optional Clauses Addendum
*Form 22E – FIRPTA Certification
Form 22EF – Evidence of Funds Addendum
*Form 22K – Identification of Utilities Addendum (unless waived in
paragraph 15 of PSA Form 21)
Form 22T – Title Contingency Addendum
Form 22VV – Homeowner Insurance Addendum
Form 35 – Inspection Addendum to PSA Form 21 or 35W – Inspection
Waiver Addendum
Form 41D – Inspector Referral Disclosure (if applicable)
*SAR-SA - Spokane Addendum
*Form 17 – Seller Disclosure Statement - have buyer sign SDS upon
Receipt, and always keep separate from all other transaction
documents!
*Wire Fraud Alert
Form 89 – Earnest Money Receipt (if you touch it, you must receipt it!)
*Rules of Engagement
If applicable also add:
Form 22AA - Appraisal Addendum (e.g., on cash deal where buyer wants
to have an appraisal done)
Form 22AD – Increased Down Payment for Low Appraisal
Form 22B – Buyer's Home Contingency Addendum (if sale will be
contingent upon buyer selling home)
Form 22C –Seller Financing Addendum
Form 22CIC – Common Interest Community
Form 22F - For Your Protection: "Get a Home Inspection" (if buyer is
securing FHA financing)
Form P2 - Lead Paint Hazards Pamphlet (give to buyer if house was
built prior to 1978)
*Form 22J - Disclosure of Information on Lead Based Paint and

Hazards (get from listing agent with seller's disclosures if house was built prior to 1978) Form 22L – Lease Review addendum _ Form 22LA – Land & Acreage Addendum Form 22MH - Manufactured Home Addendum Form 22Q - Buyer's Pending Sale of Property Contingency Addendum (if sale will be contingent upon the buyer closing the sale of their home) Form 22RA – Attorney Review Addendum Form 22R – Well Addendum Form 22S – Septic Addendum Form 22SI – Sewer Inspection Addendum (if buyer is waiving the home inspection, but wants to inspect the sewer line) Form 22SS - Short Sale Addendum to Purchase & Sale Agreement Form 22TS – Survey Contingency Addendum 22Z – Additional Signer Addendum Form 26 & 26A - Presale Addenda Form 31 – Earnest Money Promissory Note Form 33 – Cooperative Apartment Addendum Form 34 – General Addendum (Blank) – this is the addendum that you should use sparingly and only with your broker's approval upon review as it is otherwise known as the "Come Sue Me" form! Form 35E – Escalation Addendum Form 35F – Feasibility Contingency Addendum (could use, but might want to use Spokane Land & Acreage Addendum if feasibility is on land transaction) Form 35N - Neighborhood Review Contingency Addendum (to be used if Form 35 – Inspection Addendum to PSA is not being used – e.g., buyer is not having home inspection, but wants to check out the neighborhood) Form 35P – Pre-Inspection Addendum ___ Form 38A - "Back-Up" Addendum to PSA (if buyer's agreement will be in back-up position) Form 39 – Second Buyer's Addendum (use in conjunction with acceptance of bump offer) Form 41C – Buyer Brokerage Firm Compensation (if checked the box "Other - See Addendum" on the Buyer Brokerage Firm Compensation provision on the PSA Form 65A – Rental Agreement (Buyer Occupancy Prior to Closing) Form 65B – Rental Agreement (Seller Occupancy After Closing) In dealing with counteroffers: Form 36 – Counteroffer Addendum Form 36A – Withdrawal of Offer or Counteroffer

Alternative property types (different PSA's):
Form 20 – Multi-Family Purchase & Sale Agreement Form 23 – Manufactured Home Purchase & Sale Agreement Form 25 – Vacant Land Purchase & Sale Agreement Form 28 – Condominium Purchase & Sale Agreement If condo sale, also use if applicable: Form 29 – Condominium New Construction/Conversion Addendum Form 27 – Condominium Resale Certificate
Lease &/or option transactions:
Form 67 – Lease/Rental Compensation Agreement Form 68 – Lease/Rental Agreement (Residential) Form 68A – Move-In/Move-Out Inspection Agreement Form 68B – Pet Agreement Form 68C – Addendum to Lease/Rental Agreement Form 68N – Lease/Rental Agreement Notice Form 75 – Option Agreement
After Mutual Acceptance the following are addenda that you might use (some more often than others):
Form 22AC – Loan/Lender Change Addendum to PSA Form 22ADN – Notice for Increased Down Payment for Low Appraisal Addendum
Form 22AN – Notice of Low Appraisal (or 22AAN for Notice of Low Appraisal for Appraisal Addendum – Form 22AA) Form 22AR –Financing Contingency Notice Form 22AWO – Notice of Appraisal Work Order
Form 22RN – Well Inspection Response Form for Form 22R Form 22Y – Modification of Closing Date Addendum Form 32 – Assignment of Buyer's Interest in PSA
Form 34 – General Addendum (Blank) – see note above! Form 35C – Seller Request Inspection Report Form 35EN – Escalation Addendum Notice
Form 35R – Inspection Notice for Form 35 – Inspection Addendum to PSA Form 38B – Back-Up Addendum Notice Form 44 – Bump Notice for use with 22B Contingency Sale
Form 46 – Bump Reply to respond to a Form 44 Bump Notice Form 39N – Notice to Second Buyer (result of bump notice)

After mutual acceptance, a party may need to give notice of something having to do with the deal (approvals, notices of termination, etc.). They might use one of the following forms:

	_90 – Blank Notice
	90A - Notice of Rescission of Agreement Pursuant to RCW 64.06 (Forms
	17, 17C, 17 Commercial)
	90B – Notice of Termination for Failure to Pay Earnest Money
	90C – Failure to Close - Notice of Termination by Buyer
	90D – Failure to Close - Notice of Termination by Seller – Seller to Keep
	Earnest Money
	90E – Failure to Close - Notice of Termination by Seller – Seller to Elect Remedies
	90EF – Notice for Form 22EF
	90FIRPTA – Buyer's FIRPTA Notice
	90H – Buyer's Notice of Waiver of Financing Contingency
	90I – Buyer's Notice of Termination (Financing Unavailable)
	90K – Contingency Property Notice
	90L – Buyer's Request for Seller's Consent – Contingent Sale
	90LR – Notice of Termination Pursuant to Lease Review Addendum
(9)	90M – Notice of Termination Pursuant to Neighborhood Review
-	90N – Notice of Termination (Disapproval of Park Rules and Regulations
	- Form 23)
	900 – Notice of Termination (Unable to Assume Lease - Form 23)
	90P – Feasibility Contingency Notice (Notice of Disapproval/Approval)
	90Q – Notice of Termination (Public Offering Statement Disapproved –
	Form 28)
	90R – Notice of Termination (Resale Certificate Unacceptable – Form 28)
	90S – Seller's Notice that Title Commitment is Available
	90SS – Notice Pursuant to Short Sale Addendum (Form 22SS)
	90T – Title Contingency Notice
	90U – Buyer's Pending Sale Contingency Notice
	90VV – Buyer's Notice of Termination (Homeowner's Insurance
	Unavailable)
	90W - Buyer's Notice of Termination (Homeowner's Association Review -
	Form 22D)
	90X – Buyer's Notice of Termination (Well Addendum)
	90Y – Buyer's Notice of Termination (Septic Addendum)
	90Z – Buyer's Notice of Termination (Information Verification Period)
After a	a transaction has failed, the following are addenda that you might
use:	
	Form 50 – Authorization to Disburse Earnest Money
	Form 51 – Rescission of Purchase & Sale Agreement

<u>Buyer's Offer – Pre-Contractual Obligations/Expectations</u> (Rules of Engagement for PSA Negotiation)

Seller		Date	Seller	Date
5)	EARNEST MON price.	EY: Earnest ı	money should b	e at least 1% of the purchase
4)	LENDER PRE-A should be include			etter from the Buyer's lender
3)	Addendum) with	the PSA and	be prepared to	orm 22EF (Evidence of Funds provide evidence of the utual acceptance.
2)	Buyers Broker si separate email a			er Disclosure Statement in a on documents.
1)	following forms/of Documents on the and date such for Exemples For Exe	locuments the ne MLS. Buy rms/documenthibit A (legal rm 22J (Lead rm 22K (Identrm SAR-SA (re Fraud Aler	at can be found er's Broker shal nts and submit v description) Based Paint Ad tification of Utilit Spokane Adder	ddendum) ties Addendum) ndum)
will er	Seller of the prope ngage in a Purcha following rules:			ation with the Buyer subject



REAL ESTATE BROKERAGE IN WASHINGTON

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.



For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.



For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.



For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: (1) When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and (2) when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.



Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

- 1. Completion of performance by the broker;
- 2. Expiration of the term agreed upon by the parties;
- 3. Termination of the relationship by mutual agreement of the parties; or
- 4. Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

- 1. The term (duration) of the agreement;
- 2. Name of the broker(s) appointed to act as an agent for the principal;
- 3. Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
- 4. Whether the principal consents to limited dual agency;
- 5. The terms of compensation;
- 6. In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
- 7. Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

- 1. To exercise reasonable skill and care;
- 2. To deal honestly and in good faith;
- 3. To timely present all written offers, written notices, and other written communications to and from either party;
- 4. To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
- 5. To account in a timely manner for all money and property received from or on behalf of either party;
- 6. To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
- 7. To disclose in writing who the broker represents; and
- 8. To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

- 1. To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
- 2. To timely disclose to their principal any conflicts of interest;
- 3. To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;
- 4. To not disclose any confidential information from or about their principal; and
- 5. To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

- 1. To take no action that is adverse or detrimental to either principal's interest in a transaction;
- 2. To timely disclose to both principals any conflicts of interest;
- 3. To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
- 4. To not disclose any confidential information from or about either principal; and
- 5. To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

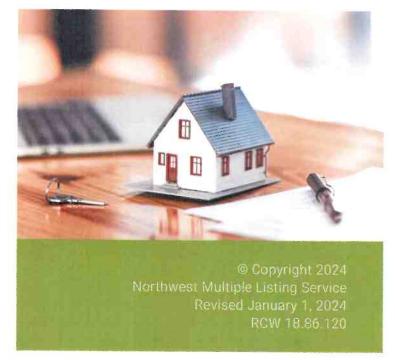
In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate).

A services agreement must contain the following regarding compensation:

- 1. The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
- 2. The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
- 3. The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.



Form 41 Buyer Brokerage Services Agreement Rev. 1/24 Page 1 of 3

Buyer's Initials

Date

Buyer's Initials

Date

BUYER BROKERAGE SERVICES AGREEMENT

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Th	nis Buyer Brokerage Services Agreement ("Agreement") is effective upon mutual acceptance ("Effective Date") and
is I	made by and between	("Buyer Brokerage Firm" or "Firm") and
Bun	uyer Buver	("Buyer") for real property located
	the following are see	(unlimited if not filled in) ("Area").
1.	DEFINITIONS. "Purchase(s)" includes a contract to p to purchase.	urchase, an exchange or contract to exchange, or an option
2.	Agreement expires while Buyer is a party to a purchas	60 days if not filled in) from the Effective Date ("Term"). If this se and sale agreement and represented by Buyer Brokerage it, the Term shall automatically extend until the sale is closed
3.	AGENCY.	
	a. Pamphlet. Buyer acknowledges receipt of the pam	nphlet entitled "Real Estate Brokerage in Washington."
	 <u>Buyer Broker</u>. Buyer Brokerage Firm appoints Buyer. This Agreement creates an agency relation who supervise Buyer Broker ("Supervising Broker") 	("Buyer Broker") to represent a ship with Buyer Broker and any of Firm's managing brokers and any of Firm's managing brokers and any of Firm are agents of Buyer.
	 Agency Relationship. Buyer Brokerage Firm's rep Area shall be (non-exclusive, if not checked): 	presentation of Buyer for the purchase of real property in the
	Exclusive. Buyer may not enter into an agence for the purchase of real property in the Area ("	cy relationship with another real estate firm during the Term 'Exclusive Agency"); or
	Non-Exclusive. Buyer may enter into a non-exc the Term ("Non-Exclusive Agency").	clusive agency relationship with other real estate firms during
4.	LIMITED DUAL AGENCY.	
	acting as limited dual agents in the sale of property	low, Buyer consents to Buyer Broker and Supervising Broker by that is listed by Buyer Broker. Buyer acknowledges that as anyer Broker from advocating terms favorable to Buyer to the ker's representation of Buyer.
		Buyer's Initials Date Buyer's Initials Date
	b. Firm Limited Dual Agency. If Buyer purchases a pro ("Listing Broker"), Buyer consents to any Supervis limited dual agent.	operty listed by one of Firm's brokers other than Buyer Broker sing Broker, who also supervises Listing Broker, acting as a
5.	COMPENSATION. Buyer acknowledges that there are this Agreement is fully negotiable and not set by law. "Compensation") shall be:	e no standard compensation rates and the compensation in The compensation for Buyer Brokerage Firm's services (the
	Componedion / Chair bo.	
	,	; other:
	a % of purchase price; \$	ents both Buyer and the seller, then the Compensation shall

BUYER BROKERAGE SERVICES AGREEMENT

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6.	SE	LLER COMPENSATION OFFER.	3
	rea agi	seller may, but is not required to, offer compensation to Firm for representing Buyer in the purchase of seller's all property ("Seller's Offer"). Seller's Offer is disclosed in the listing, shall be stated in the purchase and sale reement, and may be accepted by Buyer, on behalf of Firm, in the purchase and sale agreement.	4
	a.	<u>Seller's Offer Equal to Compensation</u> . If Seller's Offer is equal to the Compensation, Buyer shall accept Seller's Offer and Buyer shall not be obligated to separately pay Firm.	4
	b.	Seller's Offer Greater Than Compensation. If Seller's Offer is greater than the Compensation, Buyer shall accept Seller's Offer and Buyer shall not be obligated to separately pay Firm. The amount of Seller's Offer that is greater than the Compensation shall be: Paid to Firm;	4 4
		□ Credited to Buyer (to the extent allowed by Buyer's lender) and any non-allowed amount paid to Firm; □ Credited to the seller; or □ Other:	4
	C.	Seller's Offer Less Than Compensation. If Seller's Offer is less than the Compensation, Buyer shall accept Seller's Offer (if any) and:	5
		 Pay the balance of the Compensation to Firm at closing; Request that the seller pay the balance of the Compensation to Firm as a part of Buyer's offer to purchase the property; or Other: 	5 5 5
7.	CO rea	MPENSATION TERMS. The Compensation is due (except as otherwise agreed herein) when Buyer purchases if property located in the Area during the Term and:	
	a.	Exclusive Agency. For Exclusive Agency, the purchase closes.	5
	b.	Non-Exclusive Agency. For Non-Exclusive Agency, the purchase closes, and Buyer Brokerage Firm represents Buyer in such purchase as indicated on the purchase and sale agreement.	6
	C.	Compensation After Expiration. If within days (60 days if not filled in) after the Term:	6
		i. <u>Exclusive Agency</u> . Buyer purchases a property that was brought to the attention of Buyer during the Term by the efforts or actions of Firm, or through information secured directly or indirectly from or through Firm; or a property that Buyer inquired about to Firm during the Term. Compensation is due when the purchase closes.	6
		ii. Non-Exclusive Agency. Buyer purchases a property for which Buyer Brokerage Firm presented a written offer to the seller on behalf of Buyer during the Term. Compensation is due when the purchase closes.	6
		Provided that in either event, if Buyer or the seller pays compensation to another real estate firm representing Buyer in conjunction with such a sale, the amount of compensation payable to Firm shall be reduced by the amount paid to such other firm(s).	6 7
	d.	Additional Consent. Buyer consents to Firm receiving compensation from more than one party and to sharing of compensation between firms, provided that any terms and amounts offered to or by Firm are disclosed as required by RCW 18.86.030 and any amounts paid to Firm reduce Buyer's obligation to Firm.	7 7 7
	e.	<u>Cancellation Without Legal Cause</u> . For Exclusive Agency, if Buyer cancels this Agreement without legal cause, Buyer may be liable for damages incurred by Firm as a result of such cancellation.	7
3.	SH	OWINGS, LISTINGS, VA FINANCING.	7
	a.	Showing Properties. Buyer Broker \square shall; \square shall not (shall if not checked) be obligated to show properties to Buyer for which there is no Seller's Offer and Buyer has not agreed to pay the Compensation.	7
	b.	<u>Listings</u> . Buyer Broker shall bring listings to the attention of Buyer, regardless of Seller's Offer. □ Exceptions:	79
	C.	VA Financing. Due to VA regulations, if Buyer is obtaining VA financing, the Compensation must be paid by the seller.	8

Form 41 Buyer Brokerage Services Agreement Rev. 1/24 Page 3 of 3

BUYER BROKERAGE SERVICES AGREEMENT

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9. NO WARRANTIES OR REPRESENTATIONS. Firm makes no warranties or representations regarding the value of or the suitability of any property for Buyer's purposes. Buyer agrees to be responsible for making all inspections 83 and investigations necessary to satisfy Buyer as to the property's suitability and value. 84 10. INSPECTION RECOMMENDED. Firm recommends that any offer to purchase a property be conditioned on an 85 inspection of the property and its improvements conducted by a licensed inspector. Firm and Buyer Broker have no expertise in these matters and Buyer is solely responsible for interviewing and selecting all inspectors. 87 11. NO DISTRESSED HOME CONVEYANCE. Firm will not represent or assist Buyer in a transaction that is a 88 "Distressed Home Conveyance" as defined by Chapter 61.34 RCW unless otherwise agreed in writing. A "Distressed Home Conveyance" is a transaction where a buyer purchases property from a "Distressed Homeowner" (defined by Chapter 61.34 RCW), allows the Distressed Homeowner to continue to occupy the property, and promises to convey the property back to the Distressed Homeowner or promises the Distressed Homeowner an interest in, or portion of the proceeds from a resale of the property. 12. FAIR HOUSING. Local, state, and federal fair housing laws prohibit discrimination based on sex, marital status, 94 sexual orientation, gender identity, race, creed, color, religion, caste, national origin, citizenship or immigration status, families with children status, familial status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, or the use of a support or service animal by a person with a disability. 97 13. 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 trial, the successful party shall be entitled to an award of attorneys' fees and expenses; the amount of the attorneys' fees and expenses shall 100 be fixed by the court. The venue of any suit shall be the county in which the property is located. 101 14. OTHER. 102 103 104 105 106 107 108 109 110 Buyer's Signature Date Buyer's Signature Date 112 Buyer E-mail Address **Buyer Phone Number** 113 Buyer Brokerage Firm Buyer Broker's Signature Date 114 Buyer Brokerage Firm License Number Buyer Broker License Number 115 Buyer Broker E-mail Address Buyer Broker Phone Number

Form 41A Amendment to Buyer Brokerage Svcs. Agmt. Rev. 1/24 Page 1 of 1

AMENDMENT TO BUYER BROKERAGE SERVICES AGREEMENT

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Thi	s amends the Buyer Brokerage Services Agreement ("Agreeme	ent") dated			_ between	1
		("E	Buyer Br	okerage Firm" or "	Firm") and	2
Buye	Buyer		("Buy	ver") (the "Amendm	nent").	3
1.	TERM EXTENDED. The term of the Agreement is extended the date of mutual acceptance of this Amendment.	until	day	s (60 days if not fil	led in) from	4
2.	☐ AGENCY RELATIONSHIP. Buyer Brokerage Firm's represente Area is amended to be:	entation of Buy	er for th	e purchase of real	property in	7
	Exclusive. Buyer may not enter into an agency relation for the purchase of real property in the Area ("Exclusive")		ther rea	al estate firm durin	g the Term	8
	Non-Exclusive. Buyer may enter into a non-exclusive a the Term ("Non-Exclusive Agency").	gency relations	ship with	other real estate f	irms during	10 11
3.	□ AGENCY AND CO-BUYER BROKER. Firm appoints to represent Buyer with Buyer Broker. This Amendment create any of Firm's managing brokers who supervise Co-Buyer Brok with Firm are agents of Buyer.	es an agency re er ("Supervisin	elations g Broke	hip with Co-Buyer	er Broker") Broker and rs affiliated	12 13 14 15
4.	☐ LIMITED DUAL AGENCY.					16
	a. <u>Buyer Broker as Limited Dual Agent</u> . If Buyer did not previously Buyer consents to Buyer Broker and any of Firm's management of the sale of property that is listed by dual agent, RCW 18.86.060 prohibits Buyer Broker from a of the seller and further limits Buyer Broker's representation.	ging brokers w Buyer Broker. I dvocating term	ho supe Buyer a	ervise Buyer Broke cknowledges that	er acting as	18 19
	_	yer's Initials	Date	Buyer's Initials	Date	22
	b. Co-Buyer Broker as Limited Dual Agent. If initialed below, Broker acting as limited dual agents in the sale of p acknowledges that as a limited dual agent, RCW 18.86.06 favorable to Buyer to the detriment of the seller and further	roperty that is 0 prohibits Co	listed Buyer E	by Co-Buyer Bro Broker from advoc	ker. Buyer ating terms	26
	Bu	yer's Initials	Date	Buyer's Initials	Date	27
5.	☐ COMPENSATION. The compensation for Buyer Brokerage set forth in the Agreement to (the "Compensation"):	Firm's services	s is ame	ended from the cor	npensation	28 29
	% of purchase price;					30
	□ \$;					31
	□ other:					32
6.	OTHER:					33
						34
						35
						36 37
All	other terms and conditions of the Agreement remain unchanged	d.				38
						20
	Buyer's Signature Date	Buyer's Signature	r.		Date	39
	Buyer Brokerage Firm	Buyer Broker's Si	gnature		Date	40

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RESIDENTIAL PURCHASE AND SALE AGREEMENT

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Specific Terms

1.	Date: I	November 30, 2023	MLS No.:	Offer Expiration D	ate:
2.	Buyer:			0	
3.	Seller:	Buyer	Buyer		Status
4.		Seller ty: Legal Description at	Seller ached as Exhibit A. Tax Parce	l No(s).:,,	
	Address		City	County	State Zip
5.	☐ fire	olace insert(s); 🚨 wo	range(s); ☐ refrigerator(s); ☐ satellite distached TV(s); ☐ generator; ☐	☐ washer(s); ☐ dryer(s); ☐ dish; ☐ security system; ☐ hot	shwasher(s);
6.	Purcha	se Price: \$			U.S. Dollars
7.				livery Date days after mut	ual acceptance
	To be h	eld by D Buyer Brokera	age Firm; Closing Agent;	In the form of a Promissory Note	included as an Addendum)
8.	Default	: (check only one) 🗖 Fo	orfeiture of Earnest Money; 🗖 S	Seller's Election of Remedies	- Addition
9.	Title In:	surance Company:			
10.	Closing	g Agent:			
11	Closing	Company		Individual (optional) Date: On Closing; Other	
				uested (attach NWMLS Form 22K)	
				assumed by Buyer; prepaid	
	IT .			person for purposes of U.S. incom	
				er mutual acceptance; Satisfied	
				; Buyer/Listing Broker (limited	
				r; Listing/Buyer Broker (limited	dual agent); unrepresented
17.	Buyer I	Brokerage Firm Comp	ensation:sor % Amount Offer	Pay as Offered or 0	Other - See Addendum
			\$ or % Amount Offer	red in Listing	
18.	Adden	da:		· · · · · · · · · · · · · · · · · · ·	
Bu	yer Signat	ure	Date	Seller Signature	Date
Bu	yer Signat	ure	Date	Seller Signature	Date
Bu	yer Addres	ss		Seller Address	
Cit	y, State, Z	ip	· Control of Control Addition. The reals for	City, State, Zip	
Bu	yer Phone	No.	Fax No.	Seller Phone No.	Fax No.
Bu	yer E-mail	Address		Seller E-mail Address	
- D	D		MIO OTT. N		111.0.04
ви	yer Broker	age Firm	MLS Office No.	Listing Brokerage Firm	MLS Office No.
Bu	yer Broker	(Print)	MLS LAG No.	Listing Broker (Print)	MLS LAG No.
Fir	m Phone N	No. Broker Ph	one No. Firm Fax No.	Firm Phone No. Broke	r Phone No. Firm Fax No.
Fir	m Docume	ent E-mail Address		Firm Document E-mail Address	
Bu	yer Broker	E-mail Address		Listing Broker E-mail Address	Tr. Mary
Bu	ver Broker	DOL License No.	Firm DOL License No.	Listing Broker DOL License No.	Firm DOL License No.

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RESIDENTIAL 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 No. 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 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 \$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 64.04.220, Closing Agent shall deliver notice of the demand to the other party within 15 days. 25 If the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse 26 the Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing 27 Agent 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 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 \$750.00 for the costs thereof. The parties acknowledge that RCW 64.04.220 requires 38 the court to award the Closing Agent its reasonable attorneys' fees and costs associated with an interpleader action.

- c. Included Items. Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is 40 checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, 41 drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed 42 television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace 43 doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical 44 fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating 45 remote controls and access permissions. Unless otherwise agreed, if any of the above items are leased or encumbered, 46 Seller shall acquire clear title before Closing.
- Condition of Title. Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. 48 The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, 49 presently of record and general to the area; easements and encroachments, not materially affecting the value of or 50 unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not 51 convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary 52 encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be 53 conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate 54 Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after 55 acquired title. 56

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

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RESIDENTIAL 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 57 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, garage door remotes, and access codes 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 87 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 96 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the 97 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 99 party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a 100 Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the 101 purposes of completing a reverse exchange. 102
- Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the 103 escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and 104 lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit 105 report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are 106 delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at 107 Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, 108 Seller obtains a written statement from the supplier as to the quantity and current price and provides such statement to the 109 Closing Agent. Seller shall pay all utility and internet charges, including unbilled charges. Unless waived in Specific Term 110 No. 12. Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility 111 charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service 112 to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent), 113

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

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RESIDENTIAL PURCHASE AND SALE AGREEMENT General Terms

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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. 117

- 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.
- 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. Seller shall pay any fees incurred by Buyer related to such withholding and payment. 128

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. 134

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 Buyer 144 Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified 145 on page one of this Agreement; (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the e-mail 146 (an automatic e-mail reply does not constitute written acknowledgment); or (iii) if a party is unrepresented, the e-mail is 147 sent directly to the party's e-mail address specified on page one of this Agreement. At the request of either party, or the 148 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 150 this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last 151 calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal 152 holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, 153 Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the Possession Date, 154 shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar 155 date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday 156 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 157 Saturday, Sunday, legal holiday, or day when the county recording office is closed. When counting backwards from 158 Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is a Saturday, 159 Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day, moving 160 forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree upon and attach a 161 legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of 162 computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to 163 the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.
- m. Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 165 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 166 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 167 electronic form has the same legal effect and validity as a handwritten signature.

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

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RESIDENTIAL PURCHASE AND SALE AGREEMENT **General Terms**

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n. Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 169 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 170 Buyer on the first page of this Agreement. 171

- o. Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 172 provision, as identified in Specific Term No. 8, shall apply: 173
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 174 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 175
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 176 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 177 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 178 any other rights or remedies available at law or equity. 179
- Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a certified 180 public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. 181 However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest 182 Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' fees and expenses. 183
- Offer. This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance 184 shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed 185 office of the other party's broker pursuant to General Term k. If this offer is not so accepted, it shall lapse and any 186 Earnest 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 188 Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a 189 counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that 190 counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other 191 party, the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If the 192 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 194 offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 195 unless sooner withdrawn. 196
- Agency Disclosure. Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch Manager 197 (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. Listing Brokerage Firm, Listing Brokerage 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. All parties acknowledge 200 receipt of the pamphlet entitled "Real Estate Brokerage in Washington." 201
- Brokerage Firm Compensation. Seller and Buyer shall pay compensation in accordance with any listing or 202 compensation agreement to which they are a party. The Listing Brokerage Firm's compensation shall be paid as specified 203 in the listing agreement. The Buyer Brokerage Firm's compensation offered in the listing shall be paid by Seller as set forth 204 in this Agreement or any Addendum hereto. The compensation offered to the Buyer Brokerage Firm, if any, is set forth in 205 Specific Term No. 17 and if there is any inconsistency between the Buyer Brokerage Firm's compensation offered in the 206 listing and the description of the offered compensation stated in Specific Term No. 17, the terms of the listing shall control. Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer Brokerage Firm receiving compensation from 208 more than one party and to the sharing of compensation between firms. Seller and Buyer hereby assign to Listing 209 Brokerage Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such compensation 210 and irrevocably instruct the Closing Agent to disburse the compensation directly to the Firm(s). In any action by Listing or 211 Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' 212 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 214 receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after 215 mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter. 216
- Information Verification Period. Unless satisfied/waived, Buyer shall have the time period set forth in Specific Term 217 No. 15 (10 days after mutual acceptance if not filled in) to verify all information provided from Seller or Listing Brokerage 218 Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the 219 materially inaccurate information within the time period set forth in Specific Term No. 15. If Buyer gives timely notice 220 under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 221

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

Form 21 Residential PSA Rev. 1/24 Page 6 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT General Terms

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- 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 has 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 may only be revealed by careful inspection. Buyer is advised to investigate whether the Property is suitable for Buyer's 235 intended use and to ensure the water supply is sufficient to meet Buyer's needs. Buyer is advised to investigate the cost 236 of insurance for the Property, including, but not limited to homeowner's, fire, flood, earthquake, landslide, and other 237 available coverage. Buyer acknowledges that local ordinances may restrict short term rentals of the Property. Buyer and 238 Seller acknowledge that home protection plans may be available which may provide additional protection and benefit to 239 Buyer and Seller. Brokers may assist the parties with locating and selecting third-party service providers, such as 240 inspectors or contractors, but Brokers cannot guarantee or be responsible for the services provided by those third 241 parties. The parties shall exercise their own judgment and due diligence regarding third-party service providers.
- y. Fair Housing. Seller and Buyer acknowledge that local, state, and federal fair housing laws prohibit discrimination 243 based on sex, marital status, sexual orientation, gender identity, race, creed, color, religion, caste, national origin, 244 citizenship or immigration status, families with children status, familial status, honorably discharged veteran or military 245 status, the presence of any sensory, mental, or physical disability, or the use of a support or service animal by a person 246 with a disability.



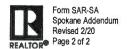


SPOKANE ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale	Agreement ("Ag	greement") dated	November	30	2023
between				("E	luyer")
and			Communication in the Communica	("5	Seller")
concerning			(the	Pro	perty"):
				12 W MW	11.000 (1.00 pt)

- 1. ADVICE TO SEEK EXPERT ADVICE ON MATTERS OUTSIDE BROKER'S EXPERTISE. Each of the parties to the Agreement acknowledged that brokers are not in a position to offer expert advice on matters outside their expertise and that the parties have been advised to seek expert advice on such matters from qualified experts/professionals having proper licensing in the state of Washington when applicable. Each of the parties acknowledges being advised not to use the services of anyone not licensed in Washington to perform in any matter where a license is required by law. By way of example and not limitation, the parties acknowledge that:
- a. If any party has questions or concerns regarding legal issues arising in connection with the Agreement, transaction, Property, or any property or other disclosure, they should consult with an attorney (parties may confirm the licensing and disciplinary history of attorneys at www.wsba.org).
- b. If any party has questions or needs advice or assistance in any way related to the Agreement or transaction, they should consult with a CPA, tax attorney or other qualified tax professional (parties may confirm the licensing and disciplinary history of CPAs at www.cpaboard.wa.gov).
- c. Brokers are not qualified to advise regarding the condition of any property and recommend that Buyer utilize the services of a licensed professional inspector to inspect the Property (parties may confirm the licensing of a professional home inspector at www.dol.wa.gov/business/homeinspectors).
- d. If any inspector or other qualified professional recommends that matters related to the Property or transaction be further investigated, tested or reviewed, the parties are advised to carefully review the recommendations and follow up as suggested.
- e. Repair, remodeling and construction of homes and buildings should only be performed in accordance with law (by licensed contractors when a license is required) (parties may confirm the licensing status of a contractor at https://secure.lni.wa.gov/verify/.
- f. On-site sewage disposal systems, including septic tanks, should be inspected by trained inspectors licensed by the local city or county sewer district having jurisdiction over the subject property and licensing should be able to be confirmed with that agency;
- g. Water well tests are customarily performed by inspectors licensed as water well contractors under RCW, Chapter 18.27 or by qualified engineers (contractor registrations may be confirmed as stated in subparagraph e., and engineering licensing can be confirmed at https://fortress.wa.gov/dol/bpdlicensequery/.
- h. Soil conditions, ground and surface water issues and stability issues are customarily evaluated by qualified geotechnical or soils engineers or hydrologists.
- i. The conservation, preservation and protection of "Archeologic Resources" in this state (defined as "the physical evidence of indigenous and subsequent cultures, including materials remains of past human life, including monuments, symbols, tools, facilities and technological by-products"), are administered by the Department of Archeology and Historic Preservation ("DAHP") pursuant to RCW, Chapter 27.53 (the "Preservation Act"). DAHP regulates removal or disturbance of any Archeological Resources from the property where they are found (an "Archeological Site").
- 2. **INSPECTIONS AND TESTS.** There may be defects present in any property. None of the real estate Firms or brokers involved in this transaction is an expert regarding the identification of, detection of, or presence of concealed defects. While not an exhaustive list and by way of example and not limitation, Buyer acknowledges having been advised that some matters that can adversely affect a property are as follows:

Initials:	BUYER:	DATE:	SELLER:	DATE:
	BUYER:	DATE:	SELLER:	DATE:





- a. Smoke detectors are required by law to be installed in all dwelling units (RCW 43.44.110). Parties are advised to install and maintain smoke detectors meeting nationally accepted standards and in accordance with manufacturer recommendations in all dwellings.
- b. Carbon monoxide alarms are required by law to be installed in single-family residences before they can be sold (RCW 19.27.5300. Parties are advised to install and maintain carbon monoxide alarms meeting nationally accepted standards and in accordance with manufacturer recommendations in all dwellings.
- c. Mold can grow inside dwellings and present health hazards, and the presence of mold may or may not be detected in a professional home inspection and a complete mold assessment may require the services of a mold specialist. Mold Information can be obtained from the Environmental Protection Agency, including its publication "A Brief Guide to Mold, Moisture, and Your Home" that may be obtained via the Internet at www.epa.gov/mold/brief-guide-mold-moisture-and-your-home.
- d. Wood destroying organisms (such as termites, carpenter ants and other insects), as well as fungi, that consume, remove or destroy wood products may not be detected in a professional home inspection, and a home inspector will not provide a complete wood destroying organism inspection unless the inspector is also licensed as a structural pest inspector with the Washington Department of Agriculture and your inspection contract also includes this service.
- e. Radon is a colorless, odorless gas that can be present inside dwellings and other structures that can severely and adversely affect the health of occupants. A professional home inspection will likely not include testing for the presence of radon and a radon test would require the services of a radon specialist. Radon information can be obtained from the Environmental Protection Agency at www.epa.gov/radon.
- f. Asbestos was at one time used in homes and other construction and may be present in existing structures. If inhaled, asbestos fibers can severely and adversely affect people's health. A professional home inspection may not include a complete examination and testing for the presence of asbestos and, if asbestos is present in a home, any removal will require use of a licensed contractor that also has an asbestos contractor's certificate. Asbestos information can be obtained from the Environmental Protection Agency at www.epa.gov/asbestos.
- g. Other indoor organic compounds may also be present in a home and you can obtain additional information regarding these from various sources, including the Washington State Department of Health, https://www.doh.wa.gov/CommunityandEnvironment/Contaminants.
- h. DAHP, referred to in Section 1, can only provide information regarding the location and nature of any known Archeological Sites on a property if given written permission to do so by the property owner using a form supplied by DAHP (a "Prospective Purchaser Information Request Form"). Seller agrees to cooperate with Buyer to execute the required form and grant Buyer permission to obtain information from DAHP regarding the above, but only if requested to do so by Buyer in writing within 10 days of Mutual Acceptance of the Agreement. More information on this subject can be found at https://dahp.wa.gov.
- 3. **PARTIES ACKNOWLEDGEMENTS.** Seller acknowledges that Seller is responsible for disclosing to Buyer in writing knowledge Seller has regarding the presence of adverse conditions affecting the Property, including but not limited to the matters discussed in Sections 1 and 2 above. Buyer acknowledges that Buyer is solely responsible for determining whether to undertake any professional evaluation or inspection to determine the presence, effect of, and recommended course of treatment or pursuit of treatment for any known, disclosed or potential adverse matters affecting the Property included but not limited to the matters discussed in Sections 1 and 2 above. The above is intended as general advice and not as a substitute for professional advice.
- 4. LENDER RELEASE OF CONSUMER DISCLOSURE INFORMATION. Each Buyer acknowledges that the Listing Real Estate Brokerage Firm and its assigned broker(s), Selling Real Estate Brokerage Firm and its assigned broker(s), and the Closing Agent may be able to assist in identifying and correcting information contained in any Disclosure Statement or similar document provided to Buyer(s) in connection with any loan being obtained for the purchase of the Property. Accordingly, each Buyer consents to disclosure of any Disclosure Statement or similar document to all of the above and directs the lender(s) involved in this transaction to provide full disclosure of such Disclosure Statement or similar document to each of the above at the same time such information is disclosed to Buyer(s).

Initials:	BUYER:	DATE:	SELLER:	_DATE:
	BUYER:	DATE:	SELLER:	DATE:



Real estate buyers and sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they failed to take **two simple steps**:



Obtain the phone number of your real estate broker and your escrow agent at your first meeting;



Call the known phone number to speak directly with your broker or escrow officer to confirm wire instructions PRIOR to wiring.

Broker's Name

Broker's Phone

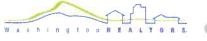
Escrow Officer's Name

Escrow Officer's Phone

My real estate broker or escrow officer reviewed this pamphlet with me.

Sign

Date











CALL BEFORE YOU WIRE

Beware of the following scam:

- 1. An email account is hacked (this could be broker's, escrow's, or consumer's email).
- 2. Hacker monitors the account, waiting for the time when consumer must wire funds. Broker, escrow, and consumer have no knowledge they are being monitored.
- 3. Hacker, impersonating broker or escrow, instructs consumer to wire funds immediately. The wire instructions are for an account controlled by hacker. These instructions often create a sense of urgency and often explain that the broker or escrow officer cannot be reached by phone so any follow-up must be by email. When consumer replies to this email, consumer's email is diverted to hacker.
- 4. Consumer wires the funds which are stolen by hacker with no recourse for consumer.

Never wire funds without first calling the known phone number for broker or escrow and confirming the wire instructions. Do not rely upon e-mail communications.

Form 17 Seller Disclosure Statement Rev. 8/21 Page 1 of 6

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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SEL	LER	Seller Seller					1
dwe	llings	seed in transfers of improved residential real property, including residential dwellings up to four in a residential common interest community not subject to a public offering statement, condominiu tatement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for fu	ms not	subje	ect to a p	ction, oublic	3
Plea "NA the state	ase c ." If the ques emen	CTIONS TO THE SELLER complete the following form. Do not leave any spaces blank. If the question clearly does not applied answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer tion(s) when you provide your explanation(s). For your protection you must date and initial each attachment. Delivery of the disclosure statement must occur not later than five (5) agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and statement must occur not later than five (5) agreed.	to the h page	line of th	number	(s) of	5 6 7 8 9
NOT	ΓICE	TO THE BUYER					11
THE	FOL	LOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PRO-				AT .	12 13
		, ZIP, COUNTY ("TH Y DESCRIBED ON THE ATTACHED EXHIBIT A.	E PRO	PER	TY") OF	RAS	_
ON STA THE BY I SEL	SEL TEM DAY DELIV	MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFI LER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETI ENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) I SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RES VERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SI DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE TO O OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.	ES TH BUSIN CIND T ELLER	IIS E ESS THE A S AG	DISCLOS DAYS FI AGREEM BENT. IF	ORE ROM IENT THE	18 19 20
LICE	ENSE	LOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS EE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTEN ITTEN AGREEMENT BETWEEN BUYER AND SELLER.					23 24 25
TO (WIT BUIL THE PRO	OBTA HOU LDING PRO OPER	MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPER AIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, T LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELEC G INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAD OSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR STY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WINSPECTION, DEFECTS OR WARRANTIES.	WHIC TRICK L PES INSPE	H MA ANS, IT IN CTIO	ROOFI SPECTO NS OF	JDE, ERS, DRS. THE	28 29 30
		Seller □ is / □ is not o	ссиру	ing t	he Prop	erty.	33
If	you	R'S DISCLOSURES: answer "Yes" to a question with an asterisk (), please explain your answer and attach docume ise publicly recorded. If necessary, use an attached sheet.	ents, if	avail	able and	d not	34 35 36
1.	TIT		YES	NO	DON'T KNOW	N/A	37 38
•••		Do you have legal authority to sell the property? If no, please explain					39
	*B.						40
		(1) First right of refusal					41
		(2) Option					42
		(3) Lease or rental agreement					43
	*0	(4) Life estate?					44
		Are there any encroachments, boundary agreements, or boundary disputes?					45
		Is there a private road or easement agreement for access to the property?	U				46
	*E.	Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	П				47
	*E	Are there any written agreements for joint maintenance of an easement or right-of-way?					48
		Is there any study, survey project, or notice that would adversely affect the property?			50 55		49
		Are there any pending or existing assessments against the property?					50 51
	*1.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the		-		J	
	1.	property that would affect future construction or remodeling?					52 53

Form 17 Seller Disclosure Statement Rev. 8/21 Page 2 of 6

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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3-	*	Is there a boundary survey for the property?	YES	NO	DON'T KNOW	N/A	54 55
		Are there any covenants, conditions, or restrictions recorded against the property?					56
	r.	NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.		u	u		57 58 59 60 61 62
2.	WA	TER					63
	A.	Household Water					64
		(1) The source of water for the property is: ☐ Private or publicly owned water system ☐ Private well serving only the subject property *☐ Other water system					65 66
		*If shared, are there any written agreements?					67
		*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	ם				68 69
		*(3) Are there any problems or repairs needed?					70
		(4) During your ownership, has the source provided an adequate year-round supply of potable water?	0				71
		If no, please explain:	_		_		72
		*(5) Are there any water treatment systems for the property?					73 74
		*(6) Are there any water rights for the property associated with its domestic water supply, such	ы			Ä	75
		as a water right permit, certificate, or claim?					76
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years					77 78
		*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?					79
	B.	Irrigation Water					80
		(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	ם				81 82
		*(a) If yes, has all or any portion of the water right not been used for five or more successive years?	п	٥		а	83 84
		*(b) If so, is the certificate available? (If yes, please attach a copy.)					85
		*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?					86
		*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property:					87 88 89
	C.	Outdoor Sprinkler System					90
		(1) Is there an outdoor sprinkler system for the property?	ם				91
		*(2) If yes, are there any defects in the system?					92
		*(3) If yes, is the sprinkler system connected to irrigation water?					93
3.	SEV	VER/ON-SITE SEWAGE SYSTEM					94
	A.	The property is served by:					95
		☐ Public sewer system ☐ On-site sewage system (including pipes, tanks, drainfields, and all other of ☐ Other disposal system	ompor	nent p	arts)		96 97
	2.	Please describe:					98
		If public sewer system service is available to the property, is the house connected to the sewer main?					99 100
		If no, please explain:					101

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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*C.	Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	YES	NO	DON'T KNOW	N/A	102 103 104
D.	If the property is connected to an on-site sewage system:					105
	*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?		0			106 107
	(2) When was it last pumped?					108
	*(3) Are there any defects in the operation of the on-site sewage system?					109
	(4) When was it last inspected?					110
	By whom:					111
	(5) For how many bedrooms was the on-site sewage system approved? bedrooms					112
E.	Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?					113 114
	If no, please explain:					115
*F.	Have there been any changes or repairs to the on-site sewage system?					116
G.	Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?					117 118
	If no, please explain:					119
*H.	Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?					120 121
WHICH	E: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).	R NEW (STIONS L	CONS	TRUCT O IN ITE	ION M 4	122 123 124
4. ST	RUCTURAL					125
*A.	Has the roof leaked within the last 5 years?					126
*B.	Has the basement flooded or leaked?					127
*C.	Have there been any conversions, additions or remodeling?					128
	*(1) If yes, were all building permits obtained?					129
	*(2) If yes, were all final inspections obtained?					130
	Do you know the age of the house?					131 132
	Has there been any settling, slippage, or sliding of the property or its improvements?					133
*F.	Are there any defects with the following: (If yes, please check applicable items and explain) .					134
	□ Foundations □ Decks □ Exterior Walls □ Chimneys □ Interior Walls □ Fire Alarms □ Doors □ Windows □ Patio □ Ceilings □ Slab Floors □ Driveways □ Pools □ Hot Tub □ Sauna □ Sidewalks □ Outbuildings □ Fireplaces □ Garage Floors □ Walkways □ Siding □ Wood Stoves □ Elevators □ Incline Elevators □ Stairway Chair Lifts □ Wheelchair Lifts □ Other □	_				135 136 137 138 139 140 141 142 143
*G.	Was a structural pest or "whole house" inspection done?					144 145 146
H.	During your ownership, has the property had any wood destroying organism or pest infestation?					147
Ĩ.	Is the attic insulated?					148
٠ J .	Is the basement insulated?					149

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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5.	SYS	STEMS AND FIXTURES	YES	NO	DON'T KNOW	N/A	150 151
	*A.	If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain:					152 153
	*B.	Electrical system, including wiring, switches, outlets, and service Plumbing system, including pipes, faucets, fixtures, and toilets Hot water tank		00000000	00000000	000000000	154 155 156 157 158 159 160 161 162 163
		(If yes, please attach copy of lease.)					164
		Security System: Tanks (type): Satellite dish: Other:		0000		0000	165 166 167 168
	*C.	Are any of the following kinds of wood burning appliances present at the property?			-	_	169
		(1) Woodstove? (2) Fireplace insert? (3) Pellet stove? (4) Fireplace?		0000		0000	170 171 172 173
		If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?	ם				174 175
		Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?					176 177
	E.	Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.)	п				178 179
	F.	Is the property equipped with smoke detection devices? (Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.)		0		0	180 181 182
	G.	Does the property currently have internet service?	0				183
6	HOI	Provider: MEOWNERS' ASSOCIATION/COMMON INTERESTS					184
о.	A.	Is there a Homeowners' Association?	•	۵			185 186 187 188 189
	B.	Are there regular periodic assessments? \$ per □ month □ year □ Other:	🗖				190 191 192
	*C. *D.	Are there any pending special assessments? Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas	0				193 194 195
		co-owned in undivided interest with others)?					196
7.		IRONMENTAL					197
	*A.	Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?					198 199
		Does any part of the property contain fill dirt, waste, or other fill material?					200
	*C.	Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?		ò		0	201 202
		Are there any shorelines, wetlands, floodplains, or critical areas on the property?					203
		Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?					204 205 206
	*F.	Has the property been used for commercial or industrial purposes?					207

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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			(continued)	YES	NO	DON'T KNOW	N/A	208 209
	*G.	ls t	here any soil or groundwater contamination?					210
	*H.	Are	there transmission poles or other electrical utility equipment installed, maintained, or					211
		bur	ied on the property that do not provide utility service to the structures on the property?	.□				212
	*I.	Has	s the property been used as a legal or illegal dumping site?	۵.				213
	*J.	Has	s the property been used as an illegal drug manufacturing site?	.□				214
	*K.	Are	there any radio towers in the area that cause interference with cellular telephone reception?	.0				215
8.	LE/	AD E	BASED PAINT (Applicable if the house was built before 1978).	•				216
	A.	Pre	sence of lead-based paint and/or lead-based paint hazards (check one below):					217
			Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)					218 219
			Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing	i.				220
	B.	Red	cords and reports available to the Seller (check one below):					221
			Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).					222 223
								224
			Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in	the h	ousin	g.		225
9.	MA	NUF	ACTURED AND MOBILE HOMES					226
	If th	ne pro	operty includes a manufactured or mobile home,					227
	*A.		you make any alterations to the home?	.□				228
			es, please describe the alterations:					229
			any previous owner make any alterations to the home?					230
	*C.	If a	terations were made, were permits or variances for these alterations obtained?	. 🗆				231
10.	FUI	LL D	ISCLOSURE BY SELLERS					232
	A.		er conditions or defects:					233
			e there any other existing material defects affecting the property that a prospective er should know about?	. 🗆		ū		234 235
	B.	The Sell aga	ification foregoing answers and attached explanations (if any) are complete and correct to the best of ler has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licens inst any and all claims that the above information is inaccurate. Seller authorizes real estate licer by of this disclosure statement to other real estate licensees and all prospective buyers of the proper	ees ha	armle	ss from	and	236 237 238 239 240
		Sel	ler Date Seller	······································		Date		241
			is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary) the question(s).	. Plea	se re	er to the	e line	242 243 244 245 246 247 248 249 250 251 252 253 254

Form 17 Seller Disclosure Statement Rev. 8/21 Page 6 of 6

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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II. N	OTIC	ES TO THE BUYER	257
1.	INF AG	X OFFENDER REGISTRATION ORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT ENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.	258 259 260 261
2.	THI CLO INV	OXIMITY TO FARMING/WORKING FOREST S NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN DISE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST OLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED DER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.	262 263 264 265 266
3.	THI	TANK INSURANCE S NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY URANCE AGENCY.	267 268 269 270
III. B	UYE	R'S ACKNOWLEDGEMENT	271
1.	BU	YER HEREBY ACKNOWLEDGES THAT:	272
	Α.	Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.	273 274
	B.	The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.	275 276
	C.	provided by Seller, except to the extent that real estate licensees know of such inaccurate information.	277 278
	D.	This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.	279
	E.	Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).	280 281
	F.	If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet Protect Your Family From Lead in Your Home.	282
	ACT ANI SEI DEI	CLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S FUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER OF SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY LER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY LIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU Y WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.	283 284 285 286 287 288
	TH	YER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES AT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE ENSEE OR OTHER PARTY.	289 290 291
			292
	Buy	er Date Buyer Date	293
2.	Buy	YER'S WAIVER OF RIGHT TO REVOKE OFFER per has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and eves Buyer's right to revoke Buyer's offer based on this disclosure.	294 295 296
	Buy	er Date Buver Date	297
	buy	er Date Buyer Date	298
3.	Buy Hov	YER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT er has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right, vever, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive receipt of the "Environmental" section of the Seller Disclosure Statement.	299 300 301 302
	Buy	er Date Buyer Date	303
	1	Date Date	304

Form 90A Notice of Rescission Rev. 8/11 Page 1 of 1 ©Copyright 2011 Northwest Multiple Listing Service ALL RIGHTS RESERVED

NOTICE OF RESCISSION OF AGREEMENT PURSUANT TO RCW 64.06

Buyer Buyer	ine ioii	owing is part of the Purc	hase and Sale Agreement d	ated		1
Seller Seller ("Seller" Seller Seller ("Seller" City State Zip (the "Property") Notice of Rescission of Agreement Pursuant to RCW 64.06. (Check applicable box). Buyer has reviewed the Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) and elects to rescind the Agreement. Buyer hereby demands return of the Earnest Money. Seller has not delivered a Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind	etwee				50	("Buyer") 2
Seller Seller State Stat		Buyer	В	Buyer		
Notice of Rescission of Agreement Pursuant to RCW 64.06. (Check applicable box). Buyer has reviewed the Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) and elects to rescind the Agreement. Buyer hereby demands return of the Earnest Money. Seller has not delivered a Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind	and	Seller	9	Seller		("Seller") 3
Notice of Rescission of Agreement Pursuant to RCW 64.06. (Check applicable box). Buyer has reviewed the Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) and elects to rescind the Agreement. Buyer hereby demands return of the Earnest Money. Seller has not delivered a Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind		A-117	•	, cilot		(4h - 11Dan 11)
 Buyer has reviewed the Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) and elects to rescind the Agreement. Buyer hereby demands return of the Earnest Money. Seller has not delivered a Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind 	,oncen	3	C	City	State Zip	(the Property). 4
 whichever is applicable) and elects to rescind the Agreement. Buyer hereby demands return of the Earnest Money. Seller has not delivered a Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind 	Notice	of Rescission of Agree	ement Pursuant to RCW 64	. 06. (Check a	pplicable box).	5
whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind the Agreement and demands return of the Earnest Money. Seller has not delivered a completed Seller Disclosure Statement (Form 17, Form 17C, or Form 17 Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind	Ö	whichever is applicable				
Commercial, whichever is applicable) to Buyer as required by RCW 64.06. Buyer hereby elects to rescind		whichever is applicable)) to Buyer as required by RC			
		Commercial, whichever	is applicable) to Buyer as i	required by Ro		
Buyer Date Buyer Date	Buyer	•	Date	Ruyer	Y	15

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

between		("Buyer") 2
Buyer	Buyer	(Bayor) 2
and		("Seller") 3
Seller	Seller	
concerning	0	(the "Property"). 4
Audiess	City	State Zip
T IS AGREED BETWEEN TH	IE SELLER AND BUYER AS FOLLOWS:	5
This agreement is contingent up	oon Buyer's accountant's review and approval of this	agreement to Buyer's accountant's
ole satisfaction within 5 days of contingency. If Ruyer does not	f mutual acceptance at Buyer's expense. Silence shall waive or satisfy this contingency, the Agreement shall	be deemed satisfaction of this
be refunded to the Buyer. Selle	r shall have no continued marketing rights under this	contingency.
		10
If Seller wants the right to cont	tinue to market the property while Buyer is working o	on the contingency, use the bump
provision from paragraph 4 of t	the 22B contingency addendum.)	13
		14 15
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		17 18
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		28 29
		30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

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Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

Form 22A Financing Addendum Rev. 7/23 Page 1 of 3

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

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	en	("Buyer")
		Buyer Buyer
nd _		Seller Seller ("Seller")
once	rning	(the "Property").
		Address City State Zip
. LC		APPLICATION.
a.	pur (the to p	an Application. This Agreement is contingent on Buyer obtaining the following type of loan or loans to chase the Property (the "Loan(s)"): ☑ Conventional First; ☐ Conventional Second; ☐ Bridge; ☐ VA; ☐ FHA; ☐ JSDA; ☐ Home Equity; ☐ Down Payment Program; ☐ Other ☐ "Financing Contingency"). In addition to the Loans, Buyer shall make a down payment in the amount of ☐ ☐ "Financing Contingency"). In addition to the Loans, Buyer shall make a pplication for the Loans asy the balance of the Purchase Price and pay the application fee, if required, for the subject Property within ☐ days (5 days if not filled in) after mutual acceptance of this Agreement. For the purposes of this dendum, "application" means the submission of Buyer's financial information for the purposes of obtaining an
	exte	ension of credit including Buyer's name, income, social security number (if required), the Property address, chase price, and the loan amount. If not waived, the Financing Contingency shall survive the Closing Date.
b.	agr lend Find Par Add Buy	iver of Financing Contingency. If Buyer (i) fails to make application for financing for the Property within the eed time; (ii) changes the type of loan at any time without Seller's prior written consent; or (iii) changes the der without Seller's prior written consent after the agreed upon time to apply for financing expires, then the ancing Contingency shall be deemed waived. Buyer's waiver of the Financing Contingency under this ragraph 1(b) also constitutes waiver of Paragraph 5 (Appraisal Less Than Sales Price). For purposes of this dendum, "lender" means either the party to whom the application was submitted or the party funding the loan. Wer authorizes Listing Broker and Seller to inquire about the status of Buyer's loan approval with lender any the prior to Closing. Buyer will execute an authorization form, if required by lender, to accomplish the same.
FII	NAN	CING CONTINGENCY. Select "a" or "b" ("a" if neither is selected).
a.	K	Seller's Notice to Perform.
	i.	Notice to Perform. At any time 21 days (21 days if not filled in) after mutual acceptance, Seller may give "Notice to Perform" requesting that Buyer waive the Financing Contingency and that Seller may
		give notice to terminate the Agreement at any time 3 days after delivery of that notice if Buyer does not earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice.
	ii,	
		earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice. Notice of Termination. If Buyer has not previously waived the Financing Contingency, Seller may give "Notice of Termination" of this Agreement any time 3 days after delivery of Notice to Perform. If Seller gives Notice of Termination before Buyer has waived the Financing Contingency, this Agreement is terminated
b.	iii.	earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice. Notice of Termination. If Buyer has not previously waived the Financing Contingency, Seller may give "Notice of Termination" of this Agreement any time 3 days after delivery of Notice to Perform. If Seller gives Notice of Termination before Buyer has waived the Financing Contingency, this Agreement is terminated and the Earnest Money shall be refunded to Buyer. NWMLS Form 22AR shall be used for this notice. Appraisal Less Than Sales Price. Buyer's waiver of the Financing Contingency under this Paragraph 2(a)
b.	iii.	earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice. Notice of Termination. If Buyer has not previously waived the Financing Contingency, Seller may give "Notice of Termination" of this Agreement any time 3 days after delivery of Notice to Perform. If Seller gives Notice of Termination before Buyer has waived the Financing Contingency, this Agreement is terminated and the Earnest Money shall be refunded to Buyer. NWMLS Form 22AR shall be used for this notice. Appraisal Less Than Sales Price. Buyer's waiver of the Financing Contingency under this Paragraph 2(a) will; or will not (will not, if not filled in) constitute waiver of Paragraph 5 (Appraisal Less Than Sales Price).

Form 22A Financing Addendum Rev. 7/23 Page 2 of 3

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

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3.	(\$0 dis the set for ins (no	icour follattlem a V ufficate the	cost provisions. Seller shall pay up to \$\to\$	44 45 46 47 48 49 50		
4.	EARNEST MONEY. If Buyer has not waived the Financing Contingency, and is unable to obtain financing by Closing after a good faith effort then, on Buyer's notice, this Agreement shall terminate. The Earnest Money shall be refunded to Buyer after lender confirms in writing (a) the date Buyer's loan application for the Property was made, including a copy of the loan estimate that was provided to Buyer; (b) that Buyer possessed sufficient non contingent funds to close (e.g. down payment, closing costs, etc.); and (c) the reasons Buyer was unable to obtain financing by Closing. If Seller terminates this Agreement, the Earnest Money shall be refunded without need fo such confirmation.					
5.	APPRAISAL LESS THAN SALE PRICE.					
	a.	ma	tice of Low Appraisal. If lender's appraised value of the Property is less than the Purchase Price, Buyer y, within 3 days after receipt of a copy of lender's appraisal, give notice of low appraisal, which shall include opy of lender's appraisal. NWMLS Form 22AN may be used for the notices in this Paragraph 5.			
	b.	Se	ller's Response. Seller shall, within 10 days after Buyer's notice of low appraisal, give notice of:	64		
		i.	A reappraisal or reconsideration of value, at Seller's expense, by the same appraiser or another appraiser acceptable to lender, in an amount not less than the Purchase Price. Buyer shall promptly seek lender's approval of such reappraisal or reconsideration of value. The parties are advised that lender may elect not to accept a reappraisal or reconsideration of value;	66		
		ii.	Seller's consent to reduce the Purchase Price to an amount not more than the amount specified in the appraisal or reappraisal by the same appraiser, or an appraisal by another appraiser acceptable to lender, whichever is higher. (This provision is not applicable if this Agreement is conditioned on FHA, VA, or USDA financing. FHA, VA, and USDA financing does not permit the Buyer to be obligated to buy if the Seller reduces the Purchase Price to the appraised value. Buyer, however, has the option to buy at the reduced price.);	70 71		
		iii.	Seller's proposal to reduce the Purchase Price to an amount more than the amount specified in the appraisal and for Buyer to pay the necessary additional funds (the amount the reduced Purchase Price exceeds the appraised value) to close the sale; or	74 75 76		
			Seller's rejection of Buyer's notice of low appraisal.	77		
		Pric	eller timely delivers notice of (i) reappraisal or reconsideration of value; or (ii) consent to reduce the Purchase ce to an amount not more than the amount specified in the appraisal (except for FHA, VA, or USDA uncing), and lender accepts Seller's response, then Buyer shall be bound by Seller's response.	78 79 80		
	c. Buyer's Reply.		81			
		i.	Buyer shall have 3 days from either Seller's notice of rejection of low appraisal or, if Seller fails to respond, the day Seller's response period ends, whichever is earlier, to (a) waive the Financing Contingency (including waiver of this Paragraph 5); or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer.	83		
				86 87 88		
		iii.	If Seller consents to reduce the Purchase Price to an amount not more than the appraised value for FHA, VA, or USDA financing, Buyer shall have 3 days to (a) give notice that Buyer will buy at the reduced price; or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer.			

Form 22A Financing Addendum Rev. 7/23 Page 3 of 3

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

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Date

Buyer's inaction during this reply period shall result in termination of the Agreement and return of the Earnest Money to Buyer. The Closing Date shall be extended as necessary to accommodate the foregoing times for notices.

- d. Appraisal, Inspection, and Work Orders. Seller shall permit appraisals and inspections required by lender, 95 including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller 96 is not obligated to pay for such appraisals or inspections unless otherwise agreed. The parties acknowledge 97 that the lender's appraisal may condition the appraised value of the Property on the completion and approval 98 of work orders prior to Closing ("Appraisal Work Order"). Buyer shall, within 3 days of receiving an Appraisal 99 Work Order, give notice to Seller, which notice shall include a copy of the Appraisal Work Order. If Buyer is 100 unable to obtain financing by Closing due to an incomplete Appraisal Work Order then, on Buyer's notice, this 101 Agreement shall terminate. If Buyer has not waived this Paragraph 5, the Earnest Money shall be refunded to 102 Buyer after providing lender's confirmation in compliance with Paragraph 4, including lender's statement that 103 Buyer was unable to obtain financing by Closing due to an incomplete Appraisal Work Order.
- 6. FHA/VA/USDA APPRAISAL CERTIFICATE. If this Agreement is contingent on Buyer obtaining FHA, VA, or USDA financing, notwithstanding any other provisions of this Agreement, Buyer is not obligated to complete the purchase of the Property unless Buyer has been given in accordance with HUD/FHA, VA, or USDA requirements a written statement by FHA, VA, USDA or a Direct Endorsement lender, setting forth the appraised value of the Property (excluding closing costs). Seller and Buyer shall execute a document setting forth the prior provision, or similar provision, known as the FHA, VA, or USDA amendatory clause, as required by lender. Buyer shall pay the costs of any appraisal. If the appraised value of the Property is less than the Purchase Price, Buyer may give the notice of low appraisal in Paragraph 5.

Purpose of Appraisal. The appraised valuation is arrived at only to determine the maximum mortgage FHA, VA, or USDA will insure. FHA, VA, or USDA do not warrant the value or the condition of the Property. Buyer agrees to satisfy himself/herself that the price and condition of the Property are acceptable.

- VA AMENDATORY CLAUSE. If the Buyer is obtaining VA financing, it is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veterans Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.
- EXTENSION OF CLOSING. If, through no fault of Buyer, lender is required by 12 CFR 1026 to give corrected disclosures to Buyer due to (a) a change in the Annual Percentage Rate ("APR") of Buyer's Loan(s) by .125% or more for a fixed rate loan or .250% or more for an adjustable rate loan; (b) a change in the loan product; or (c) the addition of a prepayment penalty, then upon notice from Buyer, the Closing Date shall be extended for up to 4 days to accommodate the requirements of Regulation Z of the Truth in Lending Act. This Paragraph 8 shall survive Buyer's waiver of this Financing Contingency.

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BUYER'S SALE OF PROPERTY CONTINGENCY ADDENDUM TO PURCHASE & SALE AGREEMENT

Th	The following is part of the Purchase and Sale Agreement dated November 30, 2023	
be	between	("Buyer")
0.00	Buyer Buyer	(40 11 111)
an	Seller Seller	("Seller")
COI	Concerning Address City State Zip	(the "Property").
1.	 CONTINGENT ON SALE OF BUYER'S PROPERTY. This Agreement is continge property at 1234 W Main St 	nt on Buyer selling Buyer's
	City of Spokane , State of WA	("Buyer's Property")
	on or before 1/11/2024 (if not filled in, 45 days after mutual accept "Contingency Period").	
	(a) <u>Buyer's Property – Listing</u> . Buyer shall list Buyer's Property for sale on a multip serving Buyer's Property with a licensed real estate firm within <u>5</u> days (5 day acceptance of this Agreement. If Buyer fails to do so, this contingency and Agreement (including financing, inspection, or any other contingency) shall be Closing Date shall be 30 days from Buyer's waiver.	ys if not filled in) after mutual all other conditions in this
	(b) <u>Buyer's Property – Sold</u> . If Buyer has not sold Buyer's Property or given notice the end of the Contingency Period, then this Agreement shall terminate and t refunded to Buyer. For the purposes of this Addendum, the terms "sell," "selling Buyer has entered into a valid and enforceable agreement for the purchase ar Buyer's notice of sale or waiver shall be on the Contingency Property Notice (Formally).	the Earnest Money shall be " and "sold" shall mean that and sale of Buyer's Property.
2.	 WHEN SELLER'S CONSENT IS REQUIRED ON SALE OF BUYER'S PROPERTY written consent before Buyer accepts any offer for the sale of Buyer's Property that: (a) is contingent on the sale or closing of that (second) buyer's property; and/or (b) has a closing date less than 30 or more than 45 days from the date of mutual 	
	Buyer's Property.	acceptance of the offer off
	Seller's consent shall be on Seller's Consent – Contingent Sale (Form 90L) or similar such offer without Seller's prior written consent, Seller may terminate this Agreen Buyer's notice that the contingency is satisfied and, upon Seller's termination, Buyer's shall be entitled to remedies as provided for in the Agreement. Seller's termination Property Notice (Form 90K) or similar form. If Seller does not timely terminate, taffected.	nent within three days from shall be in default and Seller shall be on the Contingency
3.		d in Form 22A) and pay the sif not filled in) after mutual in) after Buyer satisfies the uyer is not required to apply hall not begin until that time.
4.	Seller has received notice that Buyer has satisfied or waived this contingency. If prior another offer, Seller shall include the Second Buyer's Addendum (Form 39) or simil acceptance, and Seller shall give notice to Buyer and shall give Buyer 5 or by the expiration of the contingency in Paragraph 1, whichever is earlier (the "Bumpthis contingency. If Buyer does not timely waive or satisfy this contingency, this Agriculture of the satisfy this contingency, this Agriculture of the satisfy this contingency.	r to that time, Seller accepts ar form as a condition to its days (5 days if not filled in) period") to waive or satisfy reement shall terminate and
	Buyer's Initials Date Buyer's Initials Date Seller's Initials Date	Seller's Initials Date

Page 2 of 2

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BUYER'S SALE OF PROPERTY CONTINGENCY ADDENDUM TO PURCHASE & SALE AGREEMENT

Continued

the Earnest Money shall be refunded to the Buyer. Seller's notice shall be on the Bump Notice (Form 44) or 44 similar form, and Buyer's reply shall be on Bump Reply (Form 46) or similar form. Buyer's waiver of this 45 contingency also waives all other conditions in this Agreement (including financing or any other contingency). If 46 Buyer waives this contingency, the sale of the Property shall close 30 days after Buyer's waiver. 47

- CONTINGENCY SATISFIED. Buyer shall give notice to Seller within 2 days of entering into an agreement to sell 48 Buyer's Property (i.e., the contingency is "satisfied"). Buyer's notice shall include a complete copy of the purchase 49 and sale agreement for the sale of Buyer's Property. The sale of the Property shall close 3 days after the closing 50 of the sale of Buyer's Property. Buyer's notice shall be on the Contingency Property Notice (Form 90K) or similar 51 form. Buyer may not extend the closing date for the sale of Buyer's Property without Seller's written consent. 52
- 6. BUYER'S PROPERTY FAILURE TO CLOSE. Buyer shall give notice to Seller within 2 days of learning that the 53 sale of Buyer's Property has failed to close. Such notice must be given regardless of whether Buyer chooses to proceed with this Agreement and shall be on the Contingency Property Notice (Form 90K) or similar form.
 - (a) Contingency Survives. If the sale of Buyer's Property fails to close through no fault of Buyer before expiration 56 of the Contingency Period in Paragraph 1, then this contingency shall be reinstated until the Contingency Period has expired.
 - (b) Agreement Terminates. If the sale of Buyer's Property fails to close through no fault of Buyer after expiration 59 of the Contingency Period, then, unless Buyer waives the contingency under Paragraph 6(c), this Agreement 60 shall terminate and the Earnest Money shall be refunded to Buyer.
 - (c) Waiver by Buyer. If the sale of Buyer's Property fails to close through no fault of Buyer after expiration of the Contingency Period, Buyer shall have the option of waiving the contingency and proceeding with the Agreement. Buyer's waiver of this contingency also waives all other conditions in this Agreement (including financing or any other contingency). If Buyer waives this contingency, the sale of the Property shall close 30 65 days after Buyer's waiver.
 - (d) Waiver by Buyer New Construction. If at the time of Buyer's waiver, a Certificate of Occupancy (CO) or its 67 equivalent for the Property has not been issued by the applicable government authority, then Buyer shall close within days (5 days if not filled in), of notice from Seller that a Certificate of Occupancy, or equivalent, has been issued or within 30 days of waiver, whichever is later.
- 7. CLOSING DATE. The Closing Date set forth in this Addendum shall supersede the Closing Date set forth in the 71 Agreement.
- OTHER. 8. Time periods in this agreement shall not start until this contingency is satisfied or waived.

If buyer waives this contingency, earnest money shall be increased to \$10,000.

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Form 39 Second Buyer's Addendum Rev. 7/23 Page 1 of 1

SECOND BUYER'S ADDENDUM

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The following Addendum is part of the Purchase and Sale Agreement dated November 30, 2023 (the "Second Sale Agreement") between ("Seller") Seller and ("Second Buyer") 3 2nd Buyer 2nd Buyer concerning _ (the "Property"). 1. Property Subject to Prior Contingent Sale. Second Buyer acknowledges that the Property is subject to a prior purchase and sale agreement (the "Prior Sale") between Seller and ("First Buyer"). The Prior Sale is contingent on First Buyer entering into an agreement for the sale of First 7 8 offer to sell the Property, then notice of Seller's acceptance of a second offer shall be given to First Buyer (the 9 "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 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 14 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 18 (Form 35) and Septic Addendum (Form 22S). 19 a 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 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 (Form 44) 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 First Buyer's Contingency Satisfied or Waived. If First Buyer responds to the Bump Notice and satisfies or 30 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 32 Second Buyer. Seller's notice may be given on the Notice to Second Buyer (Form 39N) or similar form. 33 First Buyer's Contingency Not Satisfied or Waived. If First Buyer responds to the Bump Notice by terminating 34 the Prior Sale, then Seller shall provide Second Buyer with notice of the same within 1 day ("Seller's Notice -35 First Buyer Terminated Prior Sale") and this Second Sale Agreement shall proceed to Closing. Seller's notice 36 may be given on the Notice to Second Buyer (Form 39N) or similar form. 37 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 7. This Addendum Controls. All other terms and conditions of the Second Sale Agreement remain in full force and 40 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's	Initials
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Form 22Q Buyer's Pending Sale Rev. 2/17 Page 1 of 1

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

BUYER'S PENDING SALE OF PROPERTY CONTINGENCY ADDENDUM

een _	Page ("Buy	/er
	Buyer Buyer	llor"
	Seller Seller ("Sel	iei
erning	Address City State Zip (the "Proper	ty")
	NDING SALE OF BUYER'S PROPERTY. This Agreement is contingent on the closing of the sal	e o
pur	suant to the purchase and sale agreement dated	The
	NDING SALE CLOSING DATE. Buyer may not extend the Closing Date of the Pending Sale, if sension would delay the closing of this Agreement, without Seller's prior written consent.	suct
sha con	LURE TO CLOSE. If, through no fault of Buyer, the Pending Sale does not timely close, this Agreer II terminate and the Earnest Money shall be refunded to Buyer. However, Buyer may elect to waive tingency by providing notice to Seller of such waiver simultaneously with notice that the Pending state to timely close. If Buyer waives this contingency, then Paragraph 5 below shall apply.	this
Pen	FICE OF FAILURE TO CLOSE. Buyer must give notice to Seller within 2 days of learning that ding Sale has failed. Such notice must be given regardless of whether Buyer chooses to proceed with sement. If Buyer does not timely give such notice, then Buyer shall be in default.	thi
	YER'S WAIVER. Buyer's waiver of this contingency constitutes the waiver of all other contingencies in eement (including, without limitation, any inspection, financing, or other contingency).	thi
OTI	HER.	

Form 22D Optional Clauses Addendum Rev. 3/21 Page 1 of 2

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

	en	Buyer		Buyer	("Buye
d		Seller		0-11-	("Selle
200	nina	Seller		Seller	44 * ND 35
icei	ning _	Address		City	(the "Property
EC	K IF II	NCLUDED:			
Ø	cond any the l	cerning: (a) the lot improvements on Property, or by the	size or the accuracy the Property; (c) who	of any information provide ther there are any encroant properties. Buyer is ad-	nd Buyer Broker make no representation led by the Seller; (b) the square footage achments (fences, rockeries, buildings) vised to verify lot size, square footage at
for	m of I	Homeowner's Poli	icy of Title Insurance	the Agreement provides The parties have the op y selecting an Extended	Seller is to provide the then-current ALT tion to provide less coverage by selecting Coverage Policy:
		apply for the the additional protect	n-current ALTA form	of Owner's Policy of Ti tection endorsements, if	r or Closing Agent, at Seller's expense, tle Insurance, together with homeowne available at no additional cost, rather the
		an ALTA or com Policy of Title In: Policy, including	nparable Extended C surance. Buyer shall	Coverage Policy of Title pay the increased costs over that charged for H	ing Agent, at Seller's expense to apply the Insurance, rather than the Homeowne associated with the Extended Coverage comeowner's Policy of Title Insurance at
Ø	Selle from	er Cleaning. Seller the Property prior	er shall clean the int r to Buyer taking pos	teriors of any structures session.	and remove all trash, debris and rubbi
Ø	not l	ater than the Poss	session Date. Any pe	reed, Seller shall removersonal property remainin or disposed of as Buyer	e all personal property from the Proper g on the Property thereafter shall becond determines.
Ø	e Property is connected to:				
	🗷 natural gas; 🗹 telephone; 🗹 electricit				
					cify provider)
0	Insu	lation - New Cor following to be filled	nstruction. If this is	new construction, Federals not yet been selected,	al Trade Commission Regulations requi FTC regulations require Seller to furni
	WAL	L INSULATION: 1	TYPE:	THICKNESS:	R-VALUE:
					R-VALUE:
	OTH	IEK INSULATION			
	ОТН	IER INSULATION			

Form 22D Optional Clauses Addendum Rev. 3/21 Page 2 of 2

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

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Continued

ζ.	¥.	Leased Property Review Period and Assumption. Buyer acknowledges that Seller leases the following items of personal property that are included with the sale: □ propane tank; ☑ security system; ☑ satellite dish and operating equipment; □ other						
		Seller shall provide Buyer a copy of the lease for the selected items within5 days (5 days if not filled in) of mutual acceptance. If Buyer, in Buyer's sole discretion, does not give notice of disapproval within5 days (5 days if not filled in) of receipt of the lease(s) or the date that the lease(s) are due, whichever is earlier, then this lease review period shall conclusively be deemed satisfied (waived) and at Closing, Buyer shall assume the lease(s) for the selected item(s) and hold Seller harmless from and against any further obligation, liability, or claim arising from the lease(s), if the lease(s) can be assumed. If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.						
8.	Ø	Homeowners' Association Review Period. If the Property is subject to a homeowners' association or any other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if available from the Association) within days (10 days if not filled in) of mutual acceptance: a. Association rules and regulations, including, but not limited to architectural guidelines; b. Association bylaws and covenants, conditions, and restrictions (CC&Rs); c. Association meeting minutes from the prior two (2) years;						
		 d. Association Board of Directors meeting minutes from the prior six (6) months; and e. Association financial statements from the prior two (2) years and current operating budget. 						
		If Buyer, in Buyer's sole discretion, does not give notice of disapproval within5 days (5 days if not filled in) of receipt of the above documents or the date that the above documents are due, whichever is earlier, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.						
9.	Ø	Homeowners' Association Transfer Fee. If there is a transfer fee imposed by the homeowners' association or any other association (e.g. a "move-in" or "move-out" fee), the fee shall be paid by the party as provided for in the association documents. If the association documents do not provide which party pays the fee, the fee shall be paid by □ Buyer; ☑ Seller (Seller if not filled in).						
10.	Ø	Excluded Item(s). The following item(s), that would otherwise be included in the sale of the Property, is excluded from the sale ("Excluded Item(s)"). Seller shall repair any damage to the Property caused by the removal of the Excluded Item(s). Excluded Item(s): dining room chandelier, primary bedroom curtains, rose bush under living room window, flat screen tv and mounting hardware in the family room						
11.	Ø	Home Warranty. Buyer and Seller acknowledge that home warranty plans are available which may provide additional protection and benefits to Buyer and Seller. Buyer shall order a one-year home warranty as follows:						
		a. Home warranty provider: Old Rebuplic Home Warranty						
		b. Seller shall pay up to \$600.00 (\$0.00 if not filled in) of the cost for the home warranty, together with any included options, and Buyer shall pay any balance.						
		c. Options to be included: refrigerator, washer & dryer, hot tub						
		(none, if not filled in).						
		d. Other: Platinum Plan						
12.	Ø	Other. Seller shall install carbon monoxide detectors per statute and seismic straps around the hot water tank at Seller's expense prior to appraisal if not already installed. If Seller fails to do so, Seller shall pay any re-inspection fee(s) charged by the appraiser or lender to return to the property to confirm the CO detectors and/or seismic straps have been installed in addition to any Buyer closing costs Seller agreed to pay on Form 22A.						
	Bu	yer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date						

FIRPTA CERTIFICATION

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The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

SELLER CERTIFICATION. Seller hereby cer	tifies the follo	owing:			
PROPERTY. I am the Seller of real property	at:				
				Name - Na	
or ☐ (if no street address) legally described o	n the attache	City ed.		State	Zip
CITIZENSHIP STATUS. I AM A AM NO foreign trust, foreign estate or other foreign but	Γ a non-residusiness entity	lent alien (or a for r) for purposes of	eign corporatior J.S. income tax	n, foreigr ation.	partnership,
TAXPAYER I.D. NUMBER. My U.S. taxpayer identification number (e.g. s	ocial security	y number) is	to be provide		
	•	(Tax I.E). number to be prov	vided by S	eller at Closing)
ADDRESS. My home address is					
Address		City	-1	State	Zip
Under penalties of perjury, I declare that I have it is true, correct and complete. I understand th ("IRS") and that any false statement I have mad	at this Certific	cation may be disc	losed to the Inte	rnal Rev	ge and belief enue Service
Seller	Date	Seller			Date
BUYER CERTIFICATION (Only applicable if	Seller is a no	n-resident alien).	V-10.		
If Seller <u>is</u> a non-resident alien, and has not of 15% of the amount realized from the sale statement below is correct:	obtained a re	lease from the IR	S, then Closing ss Buyer certific	Agent mes that	nust withhold the selected
Amount Realized (\$300,000 or less) and am to pay for the property, including lie exceed \$300,000; and (b) I certify that I property for at least 50% of the time that twelve month periods following the date of	abilities assu or a memb at the proper	imed and all othe er of my family* l ty is used by any	er consideration have definite plants person during	to Selle ans to re each of	er, does not eside on the the first two
Amount Realized (more than \$300,000, I (a) I certify that the total price that I am consideration to Seller, exceeds \$300,00 member of my family* have definite plar property is used by any person during easale. If Buyer certifies these statements, the sale and pay it to the IRS.	to pay for the fire pays for the fire pays for the fire pays for the fire pays for the p	eding \$1,000,000) the property, include not exceed \$1,0 on the property for two twelve more	and Family Reing liabilities as 00,000; and (b) or at least 50% of the periods follows:	esidence sumed a) I certify of the t wing the	= 10% Tax. and all other that I or a me that the date of this
* (Defined in 11 U.S.C. 267(c)(4). It includ	es brothers,	sisters, spouse, a	ncestors and line	eal desc	endants).
Under penalties of perjury, I declare that I have belief both statements are true, correct and countries and that any false statement I have made	e examined	this Certification a	ind to the best o	of my kno v be disc	wledge and
Buyer	Date	Buyer			Date

Form 22EF Evidence of Funds Addendum Rev. 7/23 Page 1 of 1 ©Copyright 2023 Northwest Multiple Listing Service ALL RIGHTS RESERVED

EVIDENCE OF FUNDS ADDENDUM TO PURCHASE & SALE AGREEMENT

The f	ollowing is pa	rt of the Pu	chase and Sale Ag	reement da	November 30), 2023			1
betw	een	<u>u-1005</u>		Rı	yer			_ ("Buyer")	2
and _	Seller				ller			("Seller")	3
conc	erning	V V 44444		Cit		State Zip	(the	"Property").	2
1.	DEFINITION	s.							5
	a. "Evidence" means document(s) from a financial institution(s) in the United States showing that Buyer has sufficient cash or cash equivalent in United States funds.								
	continger	cy, such as	nds" means funds the financing (NWMLS r pending sale of Bu	Form 22/	A or equivalent),	sale of Buyer's	s property (NW	there is no /MLS Form	10
	source pr	ior to Closi	means funds that B ng, and for which t k, retirement funds,	nere is no	contingency, suc	ch as a loan,	s to receive from	om another the sale of	11 12 13
2. 🖸	Purchase Pufilled in) of m Price, Buyer use such No written cons Agreement	ice. Buyer nutual accept represents in-Contingerent. If Buyany time be	ONTINGENT FUND shall provide Evide brance. Unless Buyer that the Non-Continut Funds for any purer fails to timely before such Evider Money shall be refu	nce to Sel er discloses gent Fund rpose othe provide su ace is pro	ler of such funds s other sources of s are sufficient to or than the purchanch ich Evidence, S vided. Upon Se	s within 3 If funds for the pay the Purch ase of the Propeller may giv	days (3 payment of the ase Price. Buy berty without S e notice terminals.	days if not e Purchase er shall not eller's prior inating this	16 17 18 19
3. 🛭	DISCLOSUF	E OF CON	TINGENT FUNDS.	Buyer is re	lying on Continge	ent Funds for th	ne Purchase Pi	rice:	22
	Loan:								23
	☑ Sale of the following owned by Buyer: 1234 W Main St								24
	☑ Gift of \$ 70,000.00 from Mommy & Daddy								25
	☐ Funds not readily convertible to liquid US funds:								26
	☑ Down Payment Program: \$10,000 from the WSHFC Down Payment Assistance Program								27
	□ Other (describe):								28
	relied upon provide such provided. Bu requested by	Buyer shall provide Evidence to Seller 10 days (10 days if not filled in) prior to Closing that the funds relied upon in Section 3 have been received or are immediately available to Buyer. If Buyer fails to timely provide such Evidence, Seller may give notice terminating this Agreement any time before such Evidence is provided. Buyer shall provide Seller with additional information about such funds as may be reasonably requested by Seller from time to time. Upon Seller's notice of termination under this Addendum, the Earnest Money shall be refunded to Buyer.							
	required by	If Buyer disclosed that Buyer is obtaining a loan, Seller shall permit an appraisal of the Property and inspections required by lender, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller is not obligated to pay for such inspections unless otherwise agreed.							
4.			Buyer fails to timely lyer shall be in defa						38 39 40
-	Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date	

U.S. Department of Housing and Urban Development Federal Housing Administration (FHA)



OMB Approval No: 2502-0538 (exp. 06/30/2021)

For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically.

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

- ✓ Evaluate the physical condition: structure, construction, and mechanical systems;
- ✓ Identify items that need to be repaired and
- ✓ Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon – call 1-800-SOS-Radon; Health and Safety – see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency – see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

possible. The appraisal is not a ho inspection will be done only if I/we	me inspection. I/we will make ask for one and schedule it. \	i I/we wish to get a home inspection, it is bes a voluntary choice whether to get a home in our lender may not perform a home inspect d safety tests can be included in the home in	spection. A home ion and neither FHA nor
	1_1		I = I
(Signed) Homebuyer	Date	(Signed) Homebuyer	Date

Public reporting burden for this collection is estimated at an average of 30 minutes to review the instructions, find the information, and complete this form. This agency cannot conduct or sponsor a collection of information unless a valid OMB number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet page at http://www.whitehouse.gov/fibrary/omb/OMBINVC.html - HUD if desired you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form.



Form 22J Lead Based Paint Disclosure Rev. 7/23 Page 1 of 2

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

betw		chase and Sale Agreem			0.33
	een		Buyer		("Buyer"
and _					("Seller"
	Seller		Selier		
conc	erning		City	State Zip	(the "Property")
	- 10.77h				
	Warning Statement				
r r ii p r ii a	Every purchaser of any interest of that such property isk of developing lead pois including learning disability poisoning also poses a paragraph and to provide the baspections in the seller's assessment or inspection for the event of pre-closes.	may present exposure to coning. Lead poisoning in ies, reduced intelligence rticular risk to pregnant valuer with any information possession and notify for possible lead-based procession	o lead from lead-by young children made quotient, behavious women. The seller ion on lead-based the buyer of any paint hazards is reconstruction.	pased paint that may play produce permanent oral problems and import of any interest in resid paint hazards from y known lead-based prommended prior to pure approach to pure produce prior to pure approach prior to pure produce prior to pure approach prior to pure pure prior to pure pure prior to pure pure prior to pure pure pure prior to pure pure prior to pure pure pure pure pure pure pure pure	ace young children a neurological damage paired memory. Lead lential real property is risk assessments opaint hazards. A risk rchase.
				- 1/4	- 80 E
	r's Disclosure	en Est, and the Land Lance of S			
(a)	Presence of lead-based			•	
	☐ Known lead-based pa	int and/or lead-based pa	int hazards are pro	esent in the housing (e	xplain).
	Seller has no knowled	ige of lead-based paint a	ind/or lead-based	paint hazards in the ho	using.
(b)	Records and reports ava	ilable to the Seller (chec	k one below):		
	☐ Seller has provided the			ts pertaining to lead-ba	sed paint and/or lead
	based paint hazards in	n the housing (list docum	ients below).		
	Seller has no reports of	r records pertaining to le	ad-based paint and	d/or lead-based paint h	azards in the housing
	r has reviewed the inform nformation provided by Se			eller's knowledge, that	the statements made
	ler	Date	Seller		Date

Form 22J Lead Based Paint Disclosure Rev. 7/23 Page 2 of 2

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

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Continued

Buye	r's	Acknowledgmen	t						31
(c)	Bu	er has received t	he above Selle	er's Disclosure an	d all documents (if any)			32
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home. Buyer Initials Buyer Initials Buyer Initials Buyer Initials									33
(e)	Bu	er has (check on							
		Waived the oppo and/or lead-base	tion for the preser	nce of lea	d-based paint	35 36			
		Accepted an opp and/or lead-base				ction for the prese tions:	nce of lea	d-based paint	37 38
		based paint and	or lead-based	paint hazards, t	o be performed b	on of the Property by a risk assessor necessarily a haza	or inspec		39 40 41
		disapproval of th	e risk assessr sclosure. Buy	nent or inspection er's notice must	n to Seller within identify the spec	cific existing defic	days if not	filled in) after	42 43 44 45
Seller may, at Seller's option, within days (3 days if not filled in) after Seller's rece disapproval notice, give written notice that Seller will correct the conditions identified by Bu agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's to the Closing Date, and Seller shall provide Buyer with certification from a risk assessor demonstrating that the condition(s) has been remedied prior to the Closing Date. In lieu of continuous parties may agree on any other remedy for the disapproved condition(s), including but no adjustments to the Purchase Price. If an agreement on non-repair remedies is secured in writing expiration of the time period set forth in this subparagraph, then this contingency will be deemed									46 47 48 49 50 51 52 53
		If Seller does not give notice that Seller will correct the conditions identified in Buyer's risk assessment or inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give notice of termination of this Agreement within days (3 days if not filled in) after expiration of the time limit or delivery of Seller's notice pursuant to the preceding paragraph, whichever occurs first. The Earnest Money shall then be returned to Buyer and the parties shall have no further obligations to each other. Buyer's failure to give a written notice of termination means that Buyer will be required to purchase the Property without Seller having corrected the conditions identified in Buyer's risk assessment or inspection and without any alternative remedy for those conditions.							
		s reviewed the inf are true and accu		e and certifies, to	the best of Buy	er's knowledge, th	at the stat	tements made	62 63
Buy	er			Date	Buyer			Date	64
В	roke	Acknowledgmer ers have informed sure compliance.		er's obligations un	der 42 U.S.C. 48	52(d) and are awa	are of their	responsibility	65 66 67
Buy	er E	Broker		Date	Listing Broker			Date	68
Buyer In	nitials	Date	Buyer Initials	Date	Seller Initials	Date S	eller Initials	Date	

Form 22K Identification of Utilities Addendum Rev. 3/21 Page 1 of 1

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

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IDENTIFICATION OF UTILITIES ADDENDUM TO PURCHASE AND SALE AGREEMENT

etween	Buyer	("Buyer"
nd		("Seller"
Seller Oncerning	Seller	(All a #Dean aut 1)
Address	City	State Zip (the "Property")
ursuant to RCW 60.80, Buyer and ecessary to satisfy unpaid utility of oviding service to the Property and	Seller request the Closing Agent to admini harges, if any, affecting the Property. The d having lien rights are as follows:	ster the disbursement of closing funda e names and addresses of all utilities
ATER DISTRICT:	Name	e-mail or website (optional
	Address	
	City, State, Zip	Fax. No. (optional
EWER DISTRICT:	Name	e-mail or website (optional
	Address	e-mail or website (optional
	22 22	
RIGATION DISTRICT:	City, State, Zip	Fax. No. (optional
	Name	e-mail or website (optional
	Address	
ARBAGE:	City, State, Zip	Fax. No. (optional
	Name	e-mail or website (optional
	Address	
ECTDICITY.	City, State, Zip	Fax. No. (optional)
ECTRICITY:	Name	e-mail or website (optional
	Address	
	City, State, Zip	Fax. No. (optional
AS:	Name	e-mail or website (optional
	Address	(4)
	City, State, Zip	Fax No (ontional
PECIAL DISTRICT(S): cal improvement districts or		Fax. No. (optional
lity local improvement districts)	Name	e-mail or website (optional
	Address	
	City, State, Zip	Fax. No. (optional)
thin5 days (5 if not fi oker or Buyer Broker with the nar	peen filled in at the time of mutual accelled in) of mutual acceptance of this Agreemes and addresses of all utility providers have Listing Broker or Buyer Broker to insert ntified by Seller.	ement, Seller shall provide the Listing aving lien rights affecting the Property
othing in this Addendum shall be	construed to diminish or alter the Seller' understands that the Listing Broker and Bu	

Form 22L&A Land & Acreage Addendum

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Rev. 7/23 ALL RIGHTS RESERVED LAND AND ACREAGE ADDENDUM Page 1 of 4 The following is part of the Purchase and Sale Agreement dated November 30, 2023 1 between ("Buyer") 2 and ("Seller") 3 Seller concerning (the "Property"). Address Zio BUYER ACKNOWLEDGMENTS: If Buyer has any questions regarding the Property, Buyer is advised to make 5 the Agreement subject to relevant inspections, tests, surveys, and/or reports. BUYER ACKNOWLEDGES: 6 Buyer has observed and investigated the Property and has reached Buyer's own conclusions as to the 7 adequacy, acceptability, and suitability of the Property and surrounding area, and the feasibility and 8 desirability of acquiring the Property for Buyer's intended use, based solely on Buyer's examination of the 9 Property. 10 b. A generally accepted method for identifying boundary lines and verifying the size of the Property is to have the Property surveyed, and corners identified and marked. A survey will confirm that the legal description is 12 accurate and that any presumed fences or other boundary markings are correctly located. Neither the Listing 13 Broker nor the Buyer Broker shall be responsible for any discrepancies in boundary lines, information 14 regarding the size of the Property, identification of easements or encroachment problems. 15 c. A generally accepted method for determining whether on-site sewage disposal systems may be installed on 16 the Property is to have tests performed, such as "perc" tests, which are approved by the county for limited 17 time periods. Except as otherwise provided in the Agreement, Buyer assumes the risk that the Property is 18 suitable for any needed on-site sewage disposal system and related equipment. 19 d. A generally accepted method for determining water quality from any well or other water delivery system is to 20 have tests conducted by qualified professionals for organic and inorganic materials, including, but not limited to bacteria, coliform, lead, arsenic, nitrates, and uranium. A generally accepted method for determining water quantity produced by a well is to have a test conducted by experts to determine gallons per minute. Buyer 23 understands that the results of such tests only provide information regarding water quality or quantity at the 24 time of the test(s) and provide no representation or guarantee that results will not change or vary at other 25 times. 26 If the Property is currently taxed at a reduced rate because a special classification such as open space. 27 agricultural, or forest land, and Buyer is to continue that use, Buyer understands approval from the county will 28 need to be obtained and that significant increased taxes, back taxes, penalties and interest may be required 29 to be paid if the use classification is changed or withdrawn at Closing or in the future. 30 A generally accepted method for determining the value of timber growing on the Property is to have a 31 qualified forester or forest products expert "cruise" the Property and give a written valuation. 32 g. On-site sewage systems should be inspected by qualified professionals licensed by the local municipality. If 33 there is an on-site sewage system on the Property that has not been recently used. Buyer should consider 34 conducting a purge test and other inspections to determine whether there are any defects in the system. A 35 purge test consists of introducing water into the system to determine whether the system is functioning 36 properly. 37 h. Additional tests or inspections of the Property may be required by local or state governmental agencies before 38 title to the Property is transferred. 39 i. Seller may have entered into lease or rental agreements that extend beyond the Closing Date. Buyer should 40 use due diligence to investigate such agreements. 41 Seller shall have the right to harvest all crops in the ordinary course of business until the Possession Date. 42

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

Form 22L&A Land & Acreage Addendum Rev. 7/23

Pag	e 2 o	f 4			LAND AND ACREAGE ADDENDUM	00 - 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
2.	СО	NTINGENC	IES:		Continued		43
	a.	The work Feasibility	to be perf Study (if a	form pplic	rovisions. This Agreement is conditioned on the applicable ed shall be timely ordered by the party responsible for parable), and shall be performed by qualified professionals. If Set of timely do so, Seller will be in breach of the Agreement.	ayment, except for the	44 45 46 47
	b.	Agreement contingence	t. If Buyer y period, t	give he E	The applicable contingency periods shall commence on mules notice of disapproval and termination of the Agreement carnest Money shall be refunded to Buyer. If Buyer fails to go y period, then the respective contingency shall be deemed was	t within the applicable live timely notice within	48 49 50 51
	C.	contingenc	ies to the A	Agre	hecked below are to be paid by Buyer or Seller as ind ement. Notwithstanding the payment allocation provided for h uence of a Seller's breach, the costs of the following shall be I	erein, if the Agreement	52 53 54
		Paid by Buyer	Paid by Seller			Contingency period (20 days if not filled in)	55 56
		0	X	i.	Survey. Completion of survey to verify information regarding the Property as listed in 1(b), with results of the survey to be satisfactory to Buyer in Buyer's sole discretion. Seller shall provide any prior surveys of the Property to Buyer, if available.		57 58 59 60
		83		ii.	Perc Test. Perc or similar test, conducted by a qualified professional, indicating that the Property is suitable for installation of conventional septic system and drain field. If the sale fails to close, the party who paid for the perc test shall fill in holes at their expense within two weeks of the date the transaction is terminated. Earnest Money shall not be refunded to Buyer until perc holes are filled in if this is Buyer's responsibility.		61 62 63 64 65 66 67 68
			区	III.	On-Site Sewage System. The on-site sewage system ("OSS") shall be inspected and, if the inspector determines necessary, pumped by a qualified professional, with results of the inspection to be satisfactory to Buyer in Buyer's sole discretion. If Seller had the OSS inspected within 12 months (12 months if not filled in) of mutual acceptance and Seller provides Buyer with written evidence thereof, including an inspection report, there shall be no obligation to inspect and pump the OSS unless otherwise required by Buyer's lender. If VA financing is used, Buyer's lender may require certification of the OSS. If Seller has not already conducted an inspection, Buyer shall have the right to observe the inspection.		69 70 71 72 73 74 75 76 77 78 80
					The OSS inspection \square shall; \square shall not include a purge test to determine if the OSS is functioning properly. Seller shall deliver to Buyer the maintenance records, if		81 82 83
					available, of the OSS serving the Property within 10 days (10 days if not filled in) of mutual acceptance.		84 85
		S		iv.	Water Quality. Water quality and/or purity tests showing water meets the approval standards of the Department of Ecology and the standards of the governing county. Water quality tests to be performed by a qualified professional.	days	86 87 88 89
					Water quality and/or purity tests S shall; D shall not be submitted to a private lab for further evaluation.		90 91

Form 22L&A Land & Acreage Addendum Rev. 7/23 Page 3 of 4 ©Copyright 2023 Northwest Multiple Listing Service ALL RIGHTS RESERVED

LAND AND ACREAGE ADDENDUM

Continued

	⊠		V.	test or other flow of 5 adequate to	test selecte g. p reasonable	quantity tests (4 of by Buyer) show of m., which Buyer, y meet Buyer's med by a qualified	wing a sustali er agrees will s needs. Wa	ned be ater	da	ays	92 93 94 95 96
		M	vi.	products expe	ert of Buyer	conducted by a 's choice, with res er in Buyer's sole o	ults of the cru		da	ays	97 98 99
3.	ADDITIONAL PR	ovisioi	NS (d	check as appli	cable)						100
	Completion of matters affecting the condition at the licensure or area on the Presence of refeasible and acceptance of the second of the secon	ecific Te a feasil ng the P nd capad f wells, p roperty, corded a dvantage	rm 1 bility rope city o berm the acces	5 and Genera study and do rty including, of irrigation pu itted or certific number and as easements for Buyer to a	I Term "v" of etermination without limit mps, systen cated water location of to the Propercion to the I	aph supersedes a form 25 (Vacar in Buyer's sole ation, the condition and wells, the arights for the Propapproved road a perty, are suitable for existing tenants' of the property in according to th	nt Land Purche discretion, to of any important of any imp	ase and Sal hat the Prop rovements to ater rights fo tion and size om public re ended use(s Agreement.	e Agreem perty and the Prop the Prop of any c oads, and had the	nent). d any perty, perty, ritical d the at it is	102 103 104 105 106 107 108
	not filled in) at	fter muti	ual a	cceptance, B	uyer gives	e deemed waived notice disapprovi greement, the Ea	ng the feasib	ility study. I	_ (20 da f Buyer t nded to B	imely	112
	☐ Irrigation and water rights a acknowledge ti consult with an	pplicable hat wate	e to er rig	the Property, hts do not au	all of which tomatically	ch will be transfe transfer with title	erred to Buye	r at Closing	irrigation g. The pa parties sl	arties hould	115
	Closing Date, t occur that with	and und here are or witho d, indem	er a no out no nnify	ny lease of the defaults under potice and the period and hold Sell	ne Property the leases passage of the er harmless	and will represer and no condition time could ripen in from and agains	nt and warrar exists or ever nto such a de	nt to Buyer to that occurr ault. At Clos	hat, as c red or fail ing, Buye	of the led to er will to the	119 120 121
	□ Attorney Revi before notice in confor			 A party sh 	all conclusi	on review and apvely be deemed to the other part	to have waive	ed this contin		nless	
		: D port	able on e	buildings; 🗖 quipment; 🗖 t	sheds and fuel tanks;	ncluded in addition other outbuildings □ submersible pu	; 🛭 game fee	eders; 🗖 live	estock fee	eders	128
						d in the sale shal rsonal property a		y it by bill of	sale.	·	131 132
	contract. All do	milar pro ocument le USDA	gran atior	n contracts an i for the assu applicable gov	d agree to mption sha	Reserve Program continue them the libe completed pency prior to Close	rough the exp	oiration date losing Date	of each	such st be	134 135
	mutual accepta contingency sh	ance. The all be de er receip	nis A eeme ot of t	agreement is ed waived unli the program d	conditioned ess Buyer g ocuments. I	such programs w on Buyer's app gives notice of dis f Buyer gives time ded to Buyer.	roval of the sapproval with	program dod in d	cuments. lays (5 da	This ays if	139 140
	Buyer's Initials	Date	Bu	ıyer's Initials	Date	Seller's Initials	Date	Seller's Initials	-	Date	

Form 22L&A Land & Acreage Addendum Rev. 7/23 Page 4 of 4

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

LAND AND ACREAGE ADDENDUM

		than	ps/Land Lease Review Contingency. Seller shall make available to Buyer, as soon as practical, but no later days (10 days if not filled in) after mutual acceptance, all documents in Seller's possession or control ing to any crop or land lease for the Property.	143 144 145
		fore give or th cond	er shall determine, in Buyer's sole discretion, whether Buyer wishes and is able to assume all of the going leases, contracts, and agreements which have terms extending beyond Closing. If Buyer does not notice of disapproval within days (10 days if not filled in) of receipt of the above documents he date that the above documents are due (whichever is earlier), then this lease review contingency shall clusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement I terminate and the Earnest Money shall be refunded to Buyer.	147 148 149
		agre agre	er shall be solely responsible for obtaining any required consents to assume any leases, contracts, and rements. Seller shall transfer all of Seller's right, title and interest in and to the leases, contracts and rements by assignment and Buyer shall assume performance of all obligations upon Closing. The parties all consult with an attorney to facilitate the transfer of any such leases, contracts, and agreements.	153
	4.	doc	CUMENT REVIEW PERIOD. If this box is checked, Seller shall deliver to Buyer a copy of the following cuments within (20 days if not filled in) of mutual acceptance:	156 157
		_		158
			•	159
		not doc	Buyer, in Buyer's sole discretion, does not give notice of disapproval within days (15 days if filled in) of receipt of the above documents or the date that the above documents are due, then this sument review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of approval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.	161
	5.	of t (10 end rec add abo	DITIONAL INSPECTIONS. If this box is checked and if a qualified professional performing any inspection he Property recommends further evaluation of the Property, Buyer shall have an additional days if not filled in) to obtain the additional inspection at Buyer's option and expense. On or before the of the applicable contingency period, Buyer shall provide a copy of the qualified professional's commendation and notice that Buyer will seek additional inspections. If Buyer gives timely notice of litional inspections, the applicable contingency period shall be replaced by the additional period specified ove. The time for conducting the additional inspections shall commence on the day after Buyer gives ices under this paragraph, and shall be determined as set forth in the Computation of Time paragraph of Agreement.	165 166 167 168 169 170
6.	TA	X DI	ESIGNATION.	173
		a.	Classification of Property. Seller represents that the Property is classified as \square open space \square farm and agricultural \square timberland under Chapter 84.34 RCW.	174 175
		b.	Removal from Classification . Buyer shall not file a notice of classification continuance at the time of Closing and the Property shall be removed from its classification. All additional taxes, applicable interest, and penalties assessed by the county assessor when the Property is removed from its classification shall be paid by \square Seller \square Buyer \square both Seller and Buyer in equal shares (Seller if no box is checked).	177
		C.	Notice of Classification Continuance. In order to retain this classification, Buyer shall execute a notice of classification continuance at or before the time of Closing. Seller and Buyer shall timely complete all documents necessary to continue the classification. The notice of classification continuance shall be attached to the real estate excise tax affidavit. Buyer acknowledges that if Buyer fails to execute a notice of classification continuance, the county assessor must reassess the Property's taxable value and retroactively impose additional taxes, applicable interest, and penalties, which Buyer shall pay.	181 182 183

Form 22T Title Contingency Addendum Rev. 7/23

TITLE CONTINGENCY ADDENDUM TO

followin	g is part of the Purchase and S	ale Agreement dated Novem	nber 30, 2023	
een	Buyer	Buyer		("Buyer")
	Seller	Seller		("Seller")
erning	Address	City	State Zip	(the "Property").
togeth days or disap comm	Contingency. This Agreement her with any easements, cover (5 days if not filled in) from the mutual acceptance (from the coroval of exceptions contained itment before mutual acceptationary commitment delivered for	nants, conditions and restricted to the date of Buyer's receipt, if red in the preliminary contains, Buyer's time to revi	ctions of record. Buyer shall the preliminary commitmentation to go mitment. If Buyer receives shall begin on mutual.	nall have 5 ent for title insurance; ive notice of Buyer's ives the preliminary ual acceptance. The
notice	shall have 5 days that Seller will clear all disapproved exceptions.	(5 days if not filled in) after oproved exceptions. Seller	er Buyer's notice of disap shall have until the Clos	proval to give Buyer ing Date to clear al
Agree Agree	er does not give timely notice ment within 3 days after the ment, the Earnest Money shall shall be deemed to have waive	deadline for Seller's notice be returned to Buyer. If B	e. In the event Buyer ele uyer does not timely termi	ects to terminate the inate the Agreement
then t	lemental Title Reports. If sup he above time periods and pro apply to the date of Buyer's reco sary to accommodate the foreg	ocedures for notice, correct eipt of the supplemental title	ion, and termination for the	nose new exceptions
Marke as pro	etable Title. This Addendum dovided for in the Agreement.	es not relieve Seller of the	obligation to provide mark	etable title at Closing

Form 22VV Homeowner Insurance Addendum Rev. 7/15 Page 1 of 1

HOMEOWNER INSURANCE ADDENDUM

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TO PURCHASE AND SALE AGREEMENT The following is part of the Purchase and Sale Agreement dated November 30, 2023 between ("Buyer") Buver Buver and ("Seller") Seller concerning (the "Property"). Notice to Buyer Concerning Homeowners Insurance. The availability and cost of homeowners insurance depends on a number of factors, including Buyer's personal insurance, Buyer's financial and credit history, the condition of the 6 Property, Buyer's claim history, and the claims history for the Property. At the time of application, most insurance companies will only issue a binder, which is a temporary commitment to provide insurance and not a guarantee that a 8 policy will be issued. After issuing the binder, the insurance company will take additional time to make a final decision 9 about issuing a policy and the amount of the insurance premium. Accordingly, it is important for Buyer to apply for 10 insurance as early as possible. 11 Homeowners Insurance Contingency/Application. This Agreement is conditioned upon Buyer obtaining a binder 12 for a standard policy of homeowners insurance, together with any other property insurance required by Buyer's 13 lender, at an annual premium not to exceed 1/2 of 1% of the purchase price, with a deductible not to exceed \$1000, 14 exclusive of all additional endorsements, declarations and riders (e.g., art, jewelry, earthquake, etc.), Buyer shall 15 make application for insurance within _____ 5 ____ days (5 days, if not filled in) of mutual acceptance and if Buyer fails 16 to timely make application, then this contingency shall be deemed waived. This insurance contingency shall be 17 deemed satisfied (waived), unless within _____15___ days (15 days, if not filled in) of mutual acceptance, Buyer 18 gives notice of inability to obtain a binder on the terms set forth above. If Buyer gives such notice, then this Agreement 19 shall terminate and the Earnest Money shall be refunded to Buyer. 20

	- 0						
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Dat

Form 22Y Modification of Closing Date Rev. 2/17 Page 1 of 1

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MODIFICATION OF CLOSING DATE ADDENDUM

to tollowing to part o	f the Purchase and Sale Agr	eement dated	November 30, 202.	
etween	C. Hillier	************		("Buyer"
Buyer		Buyer		()
dSeller		Selter	AND THE RESERVE OF THE PERSON	("Seller
0.000		Seller		CONTROL AND CO. CO. S. M.
ncerning		City	State Zip	(the "Property"
MODIFICATION	OF CLOSING DATE. The	parties hereby a	gree to modify the C	losing Date set forth in th
Agreement to:	12/01/2023			
1. Buyer hereby wa forfeited to the Sel		Buyer fails to clos	e for any reason, earne	st money shall be
2. Buyer shall pay	a non-refundable \$1,000 exte	nsion fee immedia	tely to Seller upon exec	eution of this Form 22Y.
OTHER.				
other terms and cor	nditions of the Agreement rer	main unchanged.		
Buyer's Initials	Date Buyer's Initials	Date Seller	's Initials Date	Seller's Initials Dat

Form 35 Inspection Addendum Rev. 7/23 Page 1 of 2

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

Th	e follow	g is part of the Purchase and Sale Agreement dated November 30, 2023	- 17	1
be	tween		("Buyer")	2
	_	Buyer Buyer	(20,0.)	_
an	d		("Seller")	3
		Seller Seller		
СО	ncerning	Address City State Zip	(the "Property").	4
1.	option Proper pest in a perse to cond a. Se	TION CONTINGENCY. This Agreement is conditioned on Buyer's subjective satisfies of the Property and the improvements on the Property. Buyer's inspections may included without limitation, the structural, mechanical and general condition of the improved, compliance with building and zoning codes, an inspection of the Property for hazardous pection, and a soils/stability inspection. Buyer's general home inspection must be performed licensed under RCW 18.280. Buyer may engage specialists (e.g. plumbers, electricians of turther inspections of the Property. The Property I way not (may, if not check the Property I way).	ide, at Buyer's ements to the us materials, a ed by Buyer or c, roofers, etc.)	5 6 7 8 9 10 11
	rec	ection of the sewer system, which may include a sewer line video inspection and assess ire the inspector to remove toilets or other fixtures to access the sewer line.		13 14
2.	Proper inspect were in	S OBLIGATIONS. All inspections are to be (a) ordered by Buyer, (b) performed by inspectand (c) completed at Buyer's expense. Buyer shall not alter the Property or any improve without first obtaining Seller's permission. Buyer is solely responsible for interviewing arms. Buyer shall restore the Property and all improvements on the Property to the same prior to the inspection. Buyer shall be responsible for all damages resulting from any insperformed on Buyer's behalf.	ements on the nd selecting all condition they spection of the	15 16 17 18 19 20
3.	obligate accepts waiving addition disapport propositions of the control of the co	S NOTICE. This inspection contingency shall conclusively be deemed waived and Selle to make any repairs or modifications unless within 10 days (10 days if not filled in the of this Agreement (the "Initial Inspection Period"), Buyer gives notice (a) approving the his contingency; (b) disapproving the inspection and terminating the Agreement; (c) that Buy il inspections; or (d) proposing repairs to the property or modifications to the Agreement was the inspection and terminates the Agreement, the Earnest Money shall be refunded to be repairs to the property or modifications to the Agreement, including adjustments to the pure repairs to be performed after Closing, the parties shall negotiate as set forth in Paragraph and use NWMLS Form 35R to give notices required by this Addendum.	n) after mutual inspection and ver will conduct ment. If Buyer Buyer. If Buyer chase price or 6, below. The	21 22 23 24 25 26 27 28 29
4.	Seller	FION REPORT. Buyer shall not provide the inspection report, or portions of the report, to quests otherwise in writing. Upon Seller's written request, Buyer shall provide to Seller ortions of the report, or the inspector's recommendation for additional inspections, as requestions.	the inspection	30 31 32
	a. Wa Se	ver of Contingency by Buyer. If Buyer provides any portion of the inspection report to r's prior written request or consent, the inspection contingency shall conclusively be deem	Seller without ed waived.	33 34
	b. Se	er Request. The selection of any checkbox below by Seller shall not be considered a cour	nteroffer.	35
		Seller requests that Buyer provide the inspection report to Seller.		36
		f Buyer requests repairs or modifications to the Agreement, Seller requests that Buyer proortions of the inspection report related to the requested repairs or modifications to Seller.		37 38
		f Buyer provides notice of additional inspections pursuant to Paragraph 5, Seller reque provide a copy of the inspector's recommendation for additional inspections to Seller.		39 40
5.	obtain in Initial I reques	PNAL TIME FOR INSPECTIONS. If an inspector so recommends, Buyer shall have addriver evaluation of any item by a specialist at Buyer's option and expense if, on or before spection Period, Buyer provides notice that Buyer will seek additional inspections and, a copy of the inspector's recommendation. If Buyer provides timely notice of additional instead by Seller, a copy of the inspector's recommendation), Buyer shall have 5	the end of the upon Seller's pections (and,	41 42 43 44 45

Form 35 Inspection Addendum Rev. 7/23 Page 2 of 2

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

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Continued

filled in) after giving the notice to obtain the additional inspection(s) as recommended by the inspector and the 46 Initial Inspection Period shall be so extended. 47 6. BUYER'S REQUESTS FOR REPAIRS OR MODIFICATIONS. If Buyer requests repairs or modifications 48 pursuant to Paragraph 3, the parties shall negotiate as set forth in this Paragraph 6. Buyer's initial request and 49 Seller's response made in accordance with the following procedures are irrevocable for the time period provided. Seller's Response to Request for Repairs or Modifications. Seller shall have 3 51 if not filled in) after receipt of Buyer's request for repairs or modifications to give notice that Seller (i) agrees 52 to the repairs or modifications proposed by Buyer; (ii) agrees to some of the repairs or modifications 53 proposed by Buyer; (iii) rejects all repairs or modifications proposed by Buyer; or (iv) offers different or additional repairs or modifications. If Seller agrees to the terms of Buyer's request for repairs or 55 modifications, this contingency shall be satisfied and Buyer's Reply shall not be necessary. If Seller does not 56 agree to all of Buyer's repairs or modifications, Buyer shall have an opportunity to reply, as follows: 57 b. Buyer's Reply. If Seller does not agree to all of the repairs or modifications proposed by Buyer, Buyer shall days (3 days if not filled in) from either the day Buyer receives Seller's response or, if Seller fails to timely respond, the day Seller's response period ends, whichever is earlier, to (i) accept the Seller's 60 response at which time this contingency shall be satisfied; (ii) agree with the Seller on other remedies; or (iii) 61 disapprove the inspection and terminate the Agreement, in which event, the Earnest Money shall be 62 refunded to Buyer. 63 ATTENTION BUYER: These time periods for negotiating repairs or modifications shall not repeat. The parties 64 must either reach a written agreement or Buyer must terminate this Agreement by the Buyer's Reply deadline set 65 forth in Paragraph 6(b). Buyer's inaction during Buyer's reply period shall result in waiver of this inspection 66 condition, in which case Seller shall not be obligated to make any repairs or modifications whatsoever and this 67 contingency shall be deemed waived. 68 REPAIRS. If Seller agrees to make the repairs proposed by Buyer, then repairs shall be accomplished at Seller's 69 expense in a commercially reasonable manner and in accordance with all applicable laws no fewer than 70 days (3 days if not filled in) prior to the Closing Date. In the case of hazardous materials, "repair" 71 means removal or treatment (including but not limited to removal or, at Seller's option, decommissioning of any 72 oil storage tanks) of the hazardous material at Seller's expense as recommended by and under the direction of a 73 professional selected by Seller. Seller's repairs are subject to re-inspection and approval, prior to Closing, by the inspector or specialist who recommended the repair, if Buyer elects to order and pay for such re-inspection. If 75 Buyer agrees to pay for any repairs prior to Closing, the parties are advised to seek the counsel of an attorney to 76 review the terms of that agreement. 77 OIL STORAGE TANKS. Any inspection regarding oil storage tanks or contamination from such tanks shall be limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise 79 agreed in writing by Buyer and Seller. 80 ON-SITE SEWAGE DISPOSAL SYSTEMS ADVISORY. Buyer is advised that on-site sewage disposal systems. 81 including "septic systems," are subject to strict governmental regulation and occasional malfunction and even failure. Buyer is advised to consider conducting an inspection of any on-site sewage system in addition to the 83 inspection of the Property provided by this Form 35 by including an appropriate on-site sewage disposal 84 inspection contingency such as NWMLS Form 22S (Septic Addendum). 85 10. M NEIGHBORHOOD REVIEW CONTINGENCY. If the box is checked, Buyer's inspection includes Buyer's subjective satisfaction that the conditions of the neighborhood in which the Property is located are consistent with the Buyer's intended use of the Property (the "Neighborhood Review"). The Neighborhood Review may include Buyer's investigation of the schools, proximity to bus lines, availability of shopping, traffic patterns, noise, parking 89 and investigation of other neighborhood, environmental and safety conditions the Buyer may determine to be 90 relevant in deciding to purchase the Property. If Buyer does not give notice of disapproval of the Neighborhood 91 (3 days if not filled in) of mutual acceptance of the Agreement, then this Neighborhood 92 Review condition shall conclusively be deemed satisfied (waived). If Buyer gives a timely notice of disapproval, then 93 this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 94

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

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

INSPECTION WAIVER ADDENDUM TO PURCHASE AND SALE AGREEMENT

het	wee	en		("Buyer"
		Buyer	Buyer	(Buyer
and	d	Seller	Seller	("Seller"
		Odildi	Seller	
cor	ncer	ning	City	State Zip (the "Property"
1.		limited to, the structural, mechanic with building and zoning codes, as a soils/stability inspection. Buyer the Property in its present condition	cal and general condition of the n inspection of the Property for elects to waive the right to obta n. Buyer has not relied on repre n of the Property, the suitability	inspections of the Property including, but not e improvements on the Property, compliance r hazardous materials, a pest inspection, and ain inspections of the Property and purchase esentations by Seller, Listing Broker, or Buyer y of the Property for Buyer's intended use, or
2.		inspections of the Property and the mechanical and general condition codes, an inspection of the Proper This Agreement is not conditioned to purchase the Property is based by Seller, Listing Broker or Buyer	e improvements on the Proper of the improvements on the P ty for hazardous materials, a per on the results of such inspection on Buyer's prior inspection and Broker with regard to the control Buyer shall not provide the interest of the provide th	acceptance of this Agreement, conducted try including, but not limited to, the structural, troperty, compliance with building and zoning est inspection, and a soils/stability inspection ons and Buyer acknowledges that the decision of that Buyer has not relied on representations dition of the Property or the suitability of the nspection report, or portions of the report, to
3.		make the following modifications a	sed upon the results of Buyer's and/or repairs to the Property d	s pre-inspection of the Property, Seller shall lescribed below or on the attached pages.
		manner and in accordance with al the Closing Date. In the case of h limited to removal or, at Seller's o at Seller's expense as recommen- repairs are subject to re-inspection modifications and/or repairs, if Buy	I applicable laws no fewer than azardous materials, "repair" m ption, decommissioning of any ded by and under the direction on and approval, prior to Closi yer elects to order and pay for s	ler's expense in a commercially reasonable days (3 days if not filled in) prior to eans removal or treatment (including but not r oil storage tanks) of the hazardous material of a professional selected by Seller. Seller's ng, by the inspector who recommended the such re-inspection. If Buyer agrees to pay for counsel of an attorney to review the terms of
4.		systems, including "septic systems and even failure. Buyer is advise	s," are subject to strict governr d to consider conducting an i	er is advised that on-site sewage disposal mental regulation and occasional malfunction nspection of any on-site sewage system by tingency such as NWMLS Form 22S (Septic

Form 35C Seller Request – Inspection Report Rev. 7/23 Page 1 of 1

SELLER REQUEST INSPECTION REPORT

etwee	en			("Buyer")
	Buyer	Buyer		(Dayor)
and				("Seller")
	Seller	Seller		
concer	ningAddress	City	State Zip	(the "Property").
OTIC	E OF SELLER REQUEST – INSPEC	TION REPORT		
	Seller requests that Buyer provide the	ne inspection report t	Seller.	
K	Seller requests that Buyer provide o modifications to the Agreement to S		inspection report related to	the requested repairs or
	Seller requests that Buyer provide Seller.	a copy of the inspe	ctor's recommendation for	additional inspections to
Se	ller	Date	Seller	Date

Form 35R Inspection Response for Form 35 Rev. 7/23 Page 1 of 1

INSPECTION RESPONSE FOR FORM 35

betwee	en.	-	/45
	Buyer	Buyer	("Buyer")
and			("Seller")
	Seller	Seller	(00.0.7)
concer			(the "Property").
. BU	Address VED'S DESDONSE OD DEOLIES	City ST FOR REPAIRS OR MODIFICATION	State Zip
		approved and the inspection contingen	
Buy	yer's inspection of the Property	is disapproved and the Agreement is	s terminated. The Earnest Money shall be
	unded to Buyer.*	ection(s) If requested by Sollar, the in	nspector's recommendation is attached. The
tim	e for Buyer's response is extende	d as provided for in Paragraph 5 of For	m 35.*
🛭 Buy	yer requests the following modification	ations and/or repairs described below of spection contingency shall be deemed s	or on the attached pages. If Seller agrees to
Not con	te: If Buyer provides any portion tingency shall conclusively be de	of the inspection report to Seller with emed waived.	hout Seller's written request, the inspection
See	Form 34 - Addendum		
Buyer		Date Buyer	Date
nodifica	or requests modifications and/or ations and/or repairs and amend repairs shall become a part of the	ment to the Agreement related to or i	other addenda or notice pertaining to the resulting from the request for modifications
☐ Sell	ler agrees to all of the modifications ceed to Closing as provided in the A	S REQUEST FOR REPAIRS OR MOD or repairs in Buyer's request. The inspecti greement, and Buyer's reply, below, is not ing conditions described below or on th	ion contingency is satisfied, the parties agree to t necessary.**
	ler rejects all proposals by Buyer.		modifications or repairs described below or
	the attached pages:**	but proposes the following alternative	modifications of repairs described below of
3 Sell	ine attached pages.		
2 Sell	ine attached pages.		
Sell	ino ditaonoù pages.		
Sell on 1		Date Seller	Date
Seller		Date Seller	Date
Seller	ER'S REPLY TO SELLER'S RES	SPONSE.	
Seller Seller Buy Buy Buy	ER'S REPLY TO SELLER'S RES ver accepts Seller's response and ver rejects Seller's response. Buy	SPONSE. agrees to proceed to Closing as provid	
Seller Seller Buy Buy Mor	ER'S REPLY TO SELLER'S RES ver accepts Seller's response and ver rejects Seller's response. Buy ney shall be refunded to Buyer.*	SPONSE. agrees to proceed to Closing as provid ver disapproves of the inspection and	ded in the Agreement.** this Agreement is terminated. The Earnest
Seller Seller Buy Buy Mor Buy Buy	ER'S REPLY TO SELLER'S RES ver accepts Seller's response and ver rejects Seller's response. Buy ney shall be refunded to Buyer.* ver rejects Seller's response, b	SPONSE. agrees to proceed to Closing as provid ver disapproves of the inspection and out offers the attached alternative p	ded in the Agreement.** this Agreement is terminated. The Earnest
Seller Seller Buy Buy Mor Buy ack give	ER'S REPLY TO SELLER'S RES ver accepts Seller's response and ver rejects Seller's response. Buy ney shall be refunded to Buyer.* ver rejects Seller's response, b nowledges that the inspection cor	SPONSE. agrees to proceed to Closing as provide yer disapproves of the inspection and out offers the attached alternative partingency will be waived unless Buyer attached and terminating the Agreement between the specific process.	ded in the Agreement.** this Agreement is terminated. The Earnest
Seller Seller Buy Buy Mor Buy ack give	ER'S REPLY TO SELLER'S RES ver accepts Seller's response and ver rejects Seller's response. Buy ney shall be refunded to Buyer.* ver rejects Seller's response, be nowledges that the inspection cor es notice disapproving the inspec	SPONSE. agrees to proceed to Closing as provide yer disapproves of the inspection and out offers the attached alternative partingency will be waived unless Buyer attached and terminating the Agreement between the specific process.	ded in the Agreement.** this Agreement is terminated. The Earnest proposal for modification or repair. Buyer and Seller reach written agreement or Buyer

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

By: (Broker)

Buyer/Seller

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. The undersigned real estate broker ("Broker") makes the following disclosure regarding the below Inspector(s) 4 referred by Broker to Buyer/Seller: A. 6 Name of Inspector 7 Nature of Relationship with Broker B. 8 Name of Inspector Nature of Relationship with Broker C. 10 Name of Inspector 11 Nature of Relationship with Broker 12 Firm (Company)

Buyer/Seller hereby acknowledges receipt of a copy of this Inspector Referral Disclosure.	14

Date

Date

Form 35E Escalation Addendum Rev. 4/21 Page 1 of 2

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ESCALATION ADDENDUM TO PURCHASE AND SALE AGREEMENT

The salar and sa	e following	g is part of the Purcha	se and Sale Agreement	dated November	30, 2023		
ncerning Address City State Competing Offer'). This Addendum in the Agreement, you agree to have your purchase preased if Seller receives an equal or higher offer from another buyer (the "Competing Offer"). This Addendum of a assure that the Competing Offer used to establish your Purchase Price will, in all ways, be comparable to you are cautioned to offer no more than you are willing to pay for the Property. You are further cautioned that Se the Listing Broker may disclose the terms of your offer, including this Addendum, to other potential buyers. PURCHASE PRICE. If Seller receives a Competing Offer for the Property prior to accepting this offer, with Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall increased to \$2,000.00 More than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 The term "Net Price" means the stated Purchase Price (or the maximum price if the Competing Offer contains a pescalation clause) including any price adjustments such as credits to Buyer for closing costs or credits to Seller. COMPETING OFFER. A Competing Offer must be a complete copy of a bona fide, arm's length, written offer NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) required NVMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) required NVMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) required hydrogenement which (a) required by a complete copy of any Coningent on the sale of the buyer's property (i.e., NVMLS Form 22B or equivalent). SELLER'S ACCEPTANCE. The pa	ween	Buyer	Dig.	Buyer			_ ("Buyer")
Cty State 21p TITICE TO BUYER: By including this Addendum in the Agreement, you agree to have your purchase p reased if Seller receives an equal or higher offer from another buyer (the "Competing Offer"). This Addendum d assure that the Competing Offer used to establish your Purchase Price will, in all ways, be comparable to you are cautioned to offer no more than you are willing to pay for the Property. You are further cautioned that Se he Listing Broker may disclose the terms of your offer, including this Addendum, to other potential buyers. PURCHASE PRICE. If Seller receives a Competing Offer for the Property prior to accepting this offer, with Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall increased to \$2,000.00	d	Seller					_ ("Seller")
Cry State 2:p Trice TO BUYER: By including this Addendum in the Agreement, you agree to have your purchase preased if Seller receives an equal or higher offer from another buyer (the "Competing Offer"). This Addendum d assure that the Competing Offer used to establish your Purchase Price will, in all ways, be comparable to you are cautioned to offer no more than you are willing to pay for the Property. You are further cautioned that Se he Listing Broker may disclose the terms of your offer, including this Addendum, to other potential buyers. PURCHASE PRICE. If Seller receives a Competing Offer for the Property prior to accepting this offer, wit Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall increased to \$2,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price to this offer exceed \$550,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price to be paid in cash at closing; (b) provides for closing costs or credits to Seller. COMPETING OFFER. A Competing Offer must be a complete copy of a bona fide, arm's length, written offer NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) require the full Purchase Price to be paid in cash at closing; (b) provides for closing no later than 145 days days if not filled in) from the date of this offer; and (c) is not contingent on the sale of the buyer's property (i.e. NWMLS Form 22B or equivalent). A Competing Offer may include other conditions, such as a buyer's pend sale of property contingency (i.e.	cerning					/tho	"Dropoch"\
reased if Seller receives an equal or higher offer from another buyer (the "Competing Offer"). This Addendum d assure that the Competing Offer used to establish your Purchase Price will, in all ways, be comparable to you are cautioned to offer no more than you are willing to pay for the Property. You are further cautioned that Se he Listing Broker may disclose the terms of your offer, including this Addendum, to other potential buyers. PURCHASE PRICE. If Seller receives a Competing Offer for the Property prior to accepting this offer, wit Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall increased to \$2,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 The term "Net Price" means the stated Purchase Price (or the maximum price if the Competing Offer contains a p escalation clause) including any price adjustments such as credits to Buyer for closing costs or credits to Seller. COMPETING OFFER. A Competing Offer must be a complete copy of a bona fide, arm's length, written offer NVMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) require full Purchase Price to be paid in cash at closing; (b) provides for closing no later than	_	Address		City	State		Property).
Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall increased to \$2,000.00 more than the Net Price of the Competing Offer. In no event, however, shall new Purchase Price of this offer exceed \$550,000.00 The term "Net Price" means the stated Purchase Price (or the maximum price if the Competing Offer contains a p escalation clause) including any price adjustments such as credits to Buyer for closing costs or credits to Seller. COMPETING OFFER. A Competing Offer must be a complete copy of a bona fide, arm's length, written offer NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) requite full Purchase Price to be paid in cash at closing; (b) provides for closing no later than45days if not filled in) from the date of this offer; and (c) is not contingent on the sale of the buyer's property (i.e. NWMLS Form 22B or equivalent). A Competing Offer may include other conditions, such as a buyer's pendicular of property contingency (i.e. NWMLS Form 22Q or equivalent). SELLER'S ACCEPTANCE. The parties shall use the "Escalation Addendum Notice" (Form 35EN) for noting required by this section. a. Competing Offer Required for Escalation. Seller's escalation of this offer shall not be effective unlit it is accompanied by a complete copy of any Competing Offer used to escalate the Purchase Princluding any escalation provision. i. If Seller fails to provide an offer to be used as a Competing Offer to Buyer at the time of mut acceptance, then Buyer may give notice to Seller of that fact within3 days (3 days if not fill in). If Buyer fails to timely give such notice, then Buyer shall be obligated to purchase at the neurose Price calculated by Seller. If Buyer provides such notice, Seller shall have1 direction of the Competing Offer. b. Notice to Seller – Non-Qualifying Competing Offer. i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of this Add	reased if S assure th are caut	Seller receives an equ nat the Competing Off tioned to offer no mor	ual or higher offer from a fer used to establish yo re than you are willing t	another buyer (the "C ur Purchase Price wi o pay for the Propert	ompeting Of ll, in all way y. You are fi	ffer"). This Adde s, be comparab urther cautioned	endum does le to yours. I that Seller
escalation clause) including any price adjustments such as credits to Buyer for closing costs or credits to Seller. COMPETING OFFER. A Competing Offer must be a complete copy of a bona fide, arm's length, written offer NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) required the full Purchase Price to be paid in cash at closing; (b) provides for closing no later than45days days if not filled in) from the date of this offer; and (c) is not contingent on the sale of the buyer's property (i.e. NWMLS Form 22B or equivalent). A Competing Offer may include other conditions, such as a buyer's pendicular property contingency (i.e. NWMLS Form 22Q or equivalent). SELLER'S ACCEPTANCE. The parties shall use the "Escalation Addendum Notice" (Form 35EN) for noting required by this section. a. Competing Offer Required for Escalation. Seller's escalation of this offer shall not be effective unlied it is accompanied by a complete copy of any Competing Offer used to escalate the Purchase Princluding any escalation provision. i. If Seller fails to provide an offer to be used as a Competing Offer to Buyer at the time of mutiacceptance, then Buyer may give notice to Seller of that fact within3 days (3 days if not fill in). If Buyer fails to timely give such notice, then Buyer shall be obligated to purchase at the negative purchase Price calculated by Seller. If Buyer provides such notice, Seller shall have1 digitated to purchase at the negative purchase at the negative purchase at the negative purchase price calculated by Seller. If Buyer provides such notice, Seller shall have1 digitated to purchase the Property at the non-escalated price. b. Notice to Seller – Non-Qualifying Competing Offer. i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of the Addendum, Buyer may deliver notice to Seller of that fact within3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such n	Net Price increase	e equal to or greated to \$2,000.00	er than the Net Price more than the Net I	of this offer, then	the Net Pr	rice of this offe	er shall be
NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) requite full Purchase Price to be paid in cash at closing; (b) provides for closing no later than							
 a. Competing Offer Required for Escalation. Seller's escalation of this offer shall not be effective unle it is accompanied by a complete copy of any Competing Offer used to escalate the Purchase Princluding any escalation provision. i. If Seller fails to provide an offer to be used as a Competing Offer to Buyer at the time of mutacceptance, then Buyer may give notice to Seller of that fact within 3 days (3 days if not fill in). If Buyer fails to timely give such notice, then Buyer shall be obligated to purchase at the new Purchase Price calculated by Seller. If Buyer provides such notice, Seller shall have 1 deliver Competing Offer, Buyer shall be entitled to purchase the Property at the non-escalated price. b. Notice to Seller – Non-Qualifying Competing Offer. i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of the Addendum, Buyer may deliver notice to Seller of that fact within 3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such notice, the offer standard conclusively be deemed to qualify as a Competing Offer under Paragraph 2 of this Addendum. ii. If Buyer provides such notice to Seller, Seller shall have 2 days (2 days if not filled in) to genotice of termination of this Agreement. If Seller timely gives such notice, the Earnest Money shall be refunded to Buyer. If Seller does not timely give such notice of termination, then Buyer shall 	NWMLS the full P days if no NWMLS	or similar forms, contain durchase Price to be post filled in) from the date Form 22B or equivale	aining all material terms paid in cash at closing; ate of this offer; and (c) lent). A Competing Offe	necessary for an en (b) provides for closi is not contingent on er may include other	forceable aging no later the sale of t	reement which (than45 he buyer's prop	(a) requires days (60 erty (i.e. no
 it is accompanied by a complete copy of any Competing Offer used to escalate the Purchase Princluding any escalation provision. i. If Seller fails to provide an offer to be used as a Competing Offer to Buyer at the time of mutacceptance, then Buyer may give notice to Seller of that fact within 3 days (3 days if not filin). If Buyer fails to timely give such notice, then Buyer shall be obligated to purchase at the new Purchase Price calculated by Seller. If Buyer provides such notice, Seller shall have 1 defined in to deliver the Competing Offer to Buyer. If Seller fails to timely deliver Competing Offer, Buyer shall be entitled to purchase the Property at the non-escalated price. b. Notice to Seller – Non-Qualifying Competing Offer. i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of the Addendum, Buyer may deliver notice to Seller of that fact within 3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such notice, the offer sit conclusively be deemed to qualify as a Competing Offer under Paragraph 2 of this Addendum. ii. If Buyer provides such notice to Seller, Seller shall have 2 days (2 days if not filled in) to generate of termination of this Agreement. If Seller timely gives such notice, the Earnest Money shall be refunded to Buyer. If Seller does not timely give such notice of termination, then Buyer shall 	SELLER required	by this section.	Γhe parties shall use th	e "Escalation Adder	idum Notice	" (Form 35EN)	for notices
acceptance, then Buyer may give notice to Seller of that fact within3 days (3 days if not fill in). If Buyer fails to timely give such notice, then Buyer shall be obligated to purchase at the new Purchase Price calculated by Seller. If Buyer provides such notice, Seller shall have1_ days (1 day if not filled in) to deliver the Competing Offer to Buyer. If Seller fails to timely deliver Competing Offer, Buyer shall be entitled to purchase the Property at the non-escalated price. b. Notice to Seller – Non-Qualifying Competing Offer. i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of the Addendum, Buyer may deliver notice to Seller of that fact within3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such notice, the offer standard conclusively be deemed to qualify as a Competing Offer under Paragraph 2 of this Addendum. ii. If Buyer provides such notice to Seller, Seller shall have2_ days (2 days if not filled in) to genotice of termination of this Agreement. If Seller timely gives such notice, the Earnest Money stall be refunded to Buyer. If Seller does not timely give such notice of termination, then Buyer shall	it is	accompanied by a	complete copy of any	eller's escalation of Competing Offer u	this offer sh sed to esca	all not be effect alate the Purch	tive unless ase Price,
 i. If the offer provided by Seller does not qualify as a Competing Offer under Paragraph 2 of the Addendum, Buyer may deliver notice to Seller of that fact within 3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such notice, the offer standard conclusively be deemed to qualify as a Competing Offer under Paragraph 2 of this Addendum. ii. If Buyer provides such notice to Seller, Seller shall have 2 days (2 days if not filled in) to generate of termination of this Agreement. If Seller timely gives such notice, the Earnest Money standard to Buyer. If Seller does not timely give such notice of termination, then Buyer shall 	i.	acceptance, then B in). If Buyer fails to Purchase Price calc (1 day if not filled it	Buyer may give notice to timely give such noticulated by Seller. If B in) to deliver the Com	o Seller of that fact on the seller of the s	within 3 be obligate notice, Sell er. If Seller	_ days (3 days ed to purchase a er shall have _ fails to timely	if not filled at the new 1 days deliver the
Addendum, Buyer may deliver notice to Seller of that fact within3 days (3 days if not filled of receipt of the Competing Offer. If Buyer fails to timely give such notice, the offer sl conclusively be deemed to qualify as a Competing Offer under Paragraph 2 of this Addendum. ii. If Buyer provides such notice to Seller, Seller shall have2_ days (2 days if not filled in) to g notice of termination of this Agreement. If Seller timely gives such notice, the Earnest Money sl be refunded to Buyer. If Seller does not timely give such notice of termination, then Buyer shall	b. Notic	ce to Seller – Non-Q	Qualifying Competing	Offer.			
notice of termination of this Agreement. If Seller timely gives such notice, the Earnest Money sl be refunded to Buyer. If Seller does not timely give such notice of termination, then Buyer shall	i,	Addendum, Buyer r of receipt of the	may deliver notice to S Competing Offer. If I	eller of that fact with Buyer fails to timel	nin <u>3</u> da y give suc	ays (3 days if notice, the	ot filled in) offer shall
entitled to purchase the Property at the non-escalated Purchase Price.	II.	notice of termination be refunded to Buye	n of this Agreement. I er. If Seller does not ti	f Seller timely gives mely give such notic	such notice ce of termina	, the Earnest M	loney shall
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials D	Buver's Ini	itials Date Ri	uver'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	PURC	HASE	PRICE.

4. r	ICAA L	URCHASE PRICE.			
а	. Es	calated Purchase Price. The following formula ce can only be calculated when the Purchase Pri	a calculates the new Purchase Price ce of the Competing Offer is known.	e. The new Purchase	42 43
	(or	rchase Price of Competing Offer the maximum purchase price of the Competing (contains an escalation provision)	\$ <u>540,000.00</u> Offer	-	44 45 46
	Les	ss Credits (if any) to Buyer in Competing Offer	\$10,000.00	-	47
	Plu	s Credits (if any) to Seller in Competing Offer	\$5,400.00	-	48
	Co	mpeting Offer Net Purchase Price	\$535,400.00	-	49
	Plu	s Escalation Amount (this offer)	\$2,000.00		50
	Plu	s Credits (if any) to Buyer (this offer)	\$600.00	-	51
	Les	ss Credits (if any) to Seller (this offer)	\$	_	52
	Ne	w Purchase Price	\$538,000.00		53
	II.	include Buyer's calculation of the new Purch new Purchase Price stated above shall concl If Buyer provides such notice to Seller, Seller notice of termination of this Agreement. If S shall be refunded to Buyer. If Seller does calculated new Purchase Price in Buyer's not	usively be deemed to be correct. er shall have <u>2</u> days (2 days if Seller timely provides such notice, a not timely give notice of termin	not filled in) to give the Earnest Money ation, then Buyer's	56 57 58 59 60 61
Initial		YER: Date: YER: Date:	SELLER:	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

All terms and conditions of the offer (Re	eal Estate Purchas	se and Sale Agreement) d	ated _	November 30, 2023
concerning		City	State	(the "Property"),
Barney & Betty Rubble		Oity	, as	
and the undersigned Jon & Jane Doe		***	, as	Seller
are accepted, except for the following c	WESSEN COLUM		, 40	
w				
The Purchase Price shall be \$ 325	,000.00			6- No.
✓ Other. Closing shall be 1-10-24.				
Closing shall be 1-10-24.				
This countereffer shall evering at 0,000 a		30-23 (if not filled		days after it is delivered).
This counteroffer shall expire at 9:00 punless it is sooner withdrawn. Acceptan			in, two	
heir broker or at the licensed office of	f their broker. If t	his counteroffer is not so	accep	ted, it shall lapse and the
Earnest Money shall be refunded to Buy	er.			The state of the s
All other terms and conditions of the a	above offer are in	corporated herein by ref	erence	as though fully set forth.
Signature	Date	Signature		Date
The above counteroffer is accepted.				
Signature	Date	Signature		Date

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

WITHDRAWAL OF OFFER OR COUNTEROFFER

The followin	g is pa	rt of the Purchase and Sale	Agreement of	lated Noven	iber 30, 2023		
between	Buyer				***		("Buyer")
	Buyer		'	Buyer			
and	Seller			304	64	200	("Seller")
	Seller			Seller			
concerning							(the "Property").
	Address	5	(City	State	Zip	
TO:	Ø	Seller and Listing Broker					
		Buyer and Buyer Broker					
The attache	d 🗆 o	ffer; ☑ Counteroffer is withd	rawn.				
☐ Seller;	⊒ Buye	er	Date	☐ Seller;	☐ Buyer		Date

Form 38A Back-Up Addendum Rev. 3/21 Page 1 of 1

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BACK-UP ADDENDUM TO PURCHASE AND SALE AGREEMENT

The fol	lowing is part of the Purchase	and Sale Agreement d	ated Novembe	r 30, 2023	
etwee				E	("Buyer")
	Buyer	Buyer			
ind	Seller	Seller		·	("Seller")
oncer	nina	33			(the "Property").
011001	Address	City		State Zip	_ (tile 1 toperty).
. Pro	operty Already Sold. Seller I ted("First Sal	nas previously sold the	e Property pursu	ant to a purchase an	d sale agreement the First Sale.
. Ba	ck-Up Agreement Subject to igated to sell to Buyer, unless	First Sale. This "Back the First Sale fails to cl	k-Up Agreement" ose.	is subject to the First	Sale. Seller is not
. No will	tice - If First Sale Fails to Clo not close ("First Sale Failure I	ose. Seller shall give n Notice"). NWMLS Forn	otice to Buyer wi n 38B may be us	thin 2 days of learning ed for this notice.	that the First Sale
(60	osing. If the First Sale fails to days if not filled in) from the dendum supersedes the Closin	e date of delivery of	the First Sale F		days days Date in this
(60	piration of Back-Up Agreem days if not filled in) after m minate.				
	rmination by Buyer. Buyer m ilure Notice. NWMLS Form 38			any time prior to recei	ving the First Sale
Agi No	ne. For the purposes of con reement, including the deposit tice. If NWMLS Short Sale A gin on the date of delivery of th	of Earnest Money, sh ddendum (Form 22SS	all begin on the) is a part of this	date of delivery of the Back-Up Agreement,	First Sale Failure all timelines shall
. Oth	her.				
	κ.				
Buye	r	Date	Seller	- WANG.	Date
				V 50-1-1	
Buye	r	Date	Seller		Date

Form 41C Buyer Brokerage Firm's Compensation Rev. 1/24 Page 1 of 1

BUYER BROKERAGE FIRM'S COMPENSATION ADDENDUM

The foll	lowing is part	of the Pur	chase and Sale Ag	greement d	ated				
betwee	n			В	uyer			("	Buyer")
				-	-,0.				
and	Seller	119,000		s	əller			("	Seller")
concer	nina							(the "Pro	nerty")
00110011	Address	2000		С	ity	State	Zip	(lile FIO	perty).
	Buyer Broke	erage Firr	n's Compensatio	n – No Cor	npensation Offer	ed by Selle	er.		
	There is □ r signed a listior \$	ng agreen	f compensation fro nent. Seller shall part of Closing.	m Seller to ay Buyer B	Buyer Brokerage rokerage Firm con	Firm in the pensation	e listing; or [of	Seller h	has not es price
	Additional E	luyer Bro	kerage Firm Com	pensation	– Buyer Brokera	ge Service	s Agreemer	it.	
	agreement b Firm in the I to pay Bu \$	etween B isting is I yer Brol at C	pay Buyer Brokera duyer Brokerage Fi ess than Buyer's kerage Firm ad losing. Buyer Brok at Closir	rm and Bu obligation ditional c cerage Firm	yer. Seller's offer to Buyer Brokera ompensation of	of compe	nsation to E Accordingly % of	Buyer Bro , Seller a sales pr	okerage 1 agrees 1 rice or 1
	Credit to Bu	yer.							1
	at Closing. I Buyer's lende Brokerage F	_% of sale f Buyer is er(s) appre irm. Buye	m's compensation es price or \$_ obtaining a loan of oval of such credit. er Brokerage Firmat Closing (no	r loans to p . Any amo 's total con	and Seller shall cr urchase the Prope unt not approved b pensation paid by	edit such a erty, Seller's by Buyer's I y Seller sha	mount to Bu credit to Bu ender shall I all be	yer's obliq yer is sul be paid to % o	gations 1 bject to 1 b Buyer 2 of sales 2
	Reduction in	n Buyer B	Brokerage Firm Co	mpensatio	on.				2
		% of sal	m's compensation les price or \$% of sales price		. Buver Brokera	ae Firm's	offered in total compe	the list nsation p	ing by 2 paid by 2
	Other:								2
									2
	Buyer Broker S	ignature		Date	Buyer Brokerag	e Firm	A A		3
someor Provide amount	d, if a compositionof compensation	Buyer's I ensation i ition paya	days (180 days behalf, Seller sha s paid to another ble to Buyer Broke l; an exchange or o	ll pay Buy licensed b erage Firm	er Brokerage Firr ouyer brokerage fi shall be reduced	m the com irm in conj by the amo	pensation sunction with ount paid to	et forth such sa such othe	above. 3 ale, the 3 er firm. 3
 Buy	/er's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initia	ıls	Date

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AUTHORIZATION TO DISBURSE EARNEST MONEY

he following	g is part of the Purch	ase and Sale Agreement da	ated November 30,	2023	
etween					("Buyer")
	Buyer	В	ıyer		(= 5,0.)
nd	Seller				("Seller")
	Seller	Se	eller		
oncerning _	Address	Ci	+u	State Zip	(the "Property").
	, 144, 050	Q.	.y	State Zip	
Disburs distribute	ement of Earnest Me it as follows:	oney. Buyer and Seller her	eby direct the party ho	olding the Earne	st Money to
\$ 5,000.0	0	o Buyer.			
\$	t	o Seller.			
\$	t	o Listing Brokerage Firm.			
\$	t	Buyer Brokerage Firm.			
\$	t	0	ř.		
Reservat obligation	ion of Rights and Cla	ms. This Authorization shall	not otherwise affect an	y party's contract	ual rights or
Buyer		Date	Seller		Date
			-40.40		
Buyer	7-3411	Date	Seller		Date
Buyer	Brokerage Firm		Listing Brokerage	Firm	44.00
Buyer	Broker	**************************************	Listing Broker		20.

RESCISSION AGREEMENT

etween		- W		("Buyer")
Buyer		Buy	rer	
ndSeller		Sell	er	("Seller"),
oncerning				(the "Property")
Addres	ss	City	State Zip	((
rescinded as fo	ollows:			
the Property this sale from	are rescinded. E n any and all liabil	ach party releases the ity in connection with t	or undertakings between Buyer and other and all real estate firms and he sale, except as agreed below. N ships or related agreements unless	brokers involved with othing herein shall be
money as follows	IONEY . The party lows:	holding the earnest n	noney is authorized and directed to	disburse the earnes
\$	to	Buyer.		
\$	to	Seller.		
\$	to	Listing Brokerage Firm	n,	
\$	to	Buyer Brokerage Firm	1.	
\$	to		_ ·	
Property to B Brokerage Fi Brokerage Fi compensation amount of co amount paid	Buyer or someone im the compensa rm, less any portion is paid to anothe ompensation payable such other mem	acting on Buyer's beha tion as set forth in the on of the above earne er member(s) of a mu ble to Listing Brokerage	(180 days if not filled in) from the alf, Seller shall pay Listing Brokerag Exclusive Listing Agreement between the structure of the structure	ee Firm and the Buye een Seller and Listing rage Firm. Provided i with such a sale, the hall be reduced by the
Buyer's Sigr	nature	Date	Seller's Signature	Date
Buyer's Sign	nature	Date	Seller's Signature	Date
Buyer Broke	erage Firm		Listing Brokerage Firm	
Buver Broke	r's Signature	Date	Listing Broker's Signature	Date

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RECEIPT FOR EARNEST MONEY

between		("Buver")
Buyer	Buyer	_ (, ,
andSeller	Seiler	("Seller")
concerning		"Droporty")
Address	City State Zip (the	riopeity).
On	, the undersigned received earnest money from Buyer in the amount	
of \$	by □ personal check □ cashier's check □ promissory note □ cash	
□ other ().	
	Print Name	
	Firm (Company)	
	Signature	
	☐ Buyer Broker	
	□ Closing Agent	
	Other	
NOTE: If the Earnes	t Money is cash, you must deposit it or deliver it not later than the first banking day follo f the terms of the Purchase and Sale Agreement.	owing 1 1