



# PURCHASE & SALE AGREEMENT INFORMATION & FREQUENTLY ASKED QUESTIONS

The following information will assist you in preparing your Purchase & Sale Agreement and ensuring a successful transaction for your Buyer. All Purchase and Sale Agreements are to be presented to the Listing Broker.

**Use NWMLS forms** including **Form 21** Residential Purchase and Sale Agreement

The following must accompany the Purchase and Sale Agreement (please request from the Listing Broker):

1. Standard Addendum
2. Limited Warranty Agreement

**Other terms include:**

**Earnest Money:** Shall be at least \$15,000 made payable to Prestige Escrow, LLC

**Escrow Closing Company**

Prestige Escrow, LLC 425-745-1952  
11611 Airport Rd Ste 104, Everett 98204  
Office@PrestigeEscrow.com

**Title Insurance Company**

Chicago Title 425-258-3683  
3002 Colby Ave, Everett 98201  
SnoTitle@ctt.com

**Preferred Lenders**

Homeowners Financial Group  
Steve O'Donnell 206-819-7140  
SODonnell@homeownersfg.com

Homebridge  
Jay Solverson 206-264-5063  
Jay.Solverson@homebridge.com



*Listing Broker*  
Jeff Mietzner 425-754-9653  
JeffM@HomeMarketingInc.com



*Proudly Built By*  
Mietzner Brothers Properties, LLC



*On-Site Buyer's Representative*  
Aimee Crowe 425-628-4199  
AimeeCrowe@JohnLScott.com



# FREQUENTLY ASKED QUESTIONS

***How much are the HOA dues and what do they include?*** \$187 per month per home. See the HOA Preliminary Budget flyer\* & Reserve Study\* for more details.

***What is the builder's warranty?*** The builder offers a 2 year limited warranty. Refer to the Limited Warranty Agreement\*.

***Can the owner fence in their backyard?*** No. Refer to section 9.5 of the Declaration Establishing Covenants\*. The HOA is responsible for landscape maintenance (and maintenance of the existing perimeter fences) and if the HOA allowed fences to be installed, then there wouldn't be uniformity. Also, it would hinder the Association's ability to properly maintain all of the landscaping.

***Are the townhomes considered a condominium?*** No. Grayhawk is a Unit Lot Subdivision. Each townhome is located on its own lot. Refer to the recorded plat\*.

***Can I buy a townhome (now) in a future building not yet completed?*** No. The builder is not offering "pre-sales" as there might be construction delays or other factors that would not allow completion per the purchase agreement dates.

***Can I choose flooring, counter and cabinet colors?*** No. The builder already pre-selected all materials including colors. As a production builder using its scale and purchasing power, we can usually deliver a similar townhome for less money than a custom builder.

***When will the road be finished with asphalt top-lift?*** It will be finished shortly after the last building is stocked with drywall, weather permitting. We currently don't have a firm date.

***What does the HOA's insurance policy cover?*** Refer to section 15 of Declaration Establishing Covenants\*. Also, refer to the Association's insurance policy\*.

***What type of insurance policy does the Home Buyer need?*** Refer to section 15.7 of the Declaration Establishing Covenants\*. Each owner shall maintain property insurance on all of its furnishings and personal property located in the Residence. It is suggested the Owner also carry liability insurance for potential liability inside the Residence, but this is not an insurance requirement per the declaration Establishing Covenants\*. If the Owner obtains their own liability (or property coverage) insurance, the Association property and liability coverage is primary. Refer to section 15.5(b).

***Is the property subject to the King County Metro Sewer Capacity charge?*** No. Alderwood Water & Wastewater District has determined this property is not within the King County Metro sewer area.

***Do you provide Form 17 (Seller Disclosure)?*** No. Grayhawk is exempt from Form 17. Instead, it is subject to a Public Offering Statement\*.

***Can the buyer have a professional home inspection?*** Yes. Refer to section 16 of the Standard Addendum\*.

***Will the Builder conduct a walkthrough with the Buyer prior to closing?*** Yes. Refer to section 15 of the Standard Addendum\*.

***Who will give the keys to the buyers at closing?*** The buyers' real estate broker will furnish the keys after closing.

\*Document(s) available upon request.