



PURCHASE & SALE AGREEMENT INFORMATION

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. The following addendums & attachments must accompany the Purchase Agreement (please use NWMLS Form 21 Residential, which can be obtained from the Listing Broker if needed):

1. Legal Description as Exhibit A
2. Standard Addendum
3. Limited Warranty Agreement (1 Year)
4. Form 22D
5. Any other addenda required by Seller

Other terms include:

Seller: Mietzner Brothers Properties, LLC

Earnest Money: Shall be at least \$20,000 made payable to Prestige Escrow

Escrow Closing Company

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

Title Insurance Company

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

HOA BUDGET

	Annual Cost
Landscape maintenance**	\$ 8,000
Liability insurance & directors/officers insurance	\$ 450
General association expenses - postage/supplies/filing fees/tax return/misc.	\$ 250
Storm drainage inspections	\$ 300
Contingency / additional capital reserves	<u>\$ 900</u>
Total Annual Budget	\$ 9,900
Number of Homes	<u>11</u>
Annual Dues per Home	\$ 900
Monthly Dues per Home	\$ 75

***Landscape maintenance includes the fronts of all lots plus the south sides of lots 1 & 11 (along 244th Street). Maintenance of private backyards is the responsibility of the homeowner.*

Proudly Built By:
 Mietzner Brothers Properties, LLC

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

