



PURCHASE & SALE AGREEMENT INFORMATION & FREQUENTLY ASKED QUESTIONS

MODERN LIVING - SMART DESIGN

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 \$25,000 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 Lender

CMG Home Loans
Steve O'Donnell 206-819-7140
SODonnell@cmghomeloans.com



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



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



Proudly Built By
Mietzner Mukilteo, LLC



FREQUENTLY ASKED QUESTIONS

How much are the Association dues and what do they include? \$212.00 per month per home. See the 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? Yes, subject to review and approval of the Association.

Who is responsible for Landscape Maintenance? The Association is responsible for all Common Property, Lot Owner's front yard areas and some side or rear yards if accessible for the landscapers to maintain. All other areas on Owner's Lots not easily accessible for the landscapers to maintain due to restrictions such as fencing or retaining walls, shall be maintained by each Lot Owner.

What wood species are the cabinets & flooring? The cabinets are maple. The engineered hardwood flooring is oak.

Are the townhouses considered a condominium? No. Alayna Creek is a Unit Lot Townhouse Subdivision. Each townhouse is located on its own lot. Refer to the recorded plat*.

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 townhouse for less money than a custom Builder.

What does the Association'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? Yes. Alderwood Water & Wastewater District has determined this property is within the King County Metro sewer area.

Do you provide Form 17 (Seller Disclosure)? No. Alayna Creek 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 17 of the Standard Addendum*.

Will the Builder conduct a walkthrough with the Buyer prior to closing? Yes. Refer to section 16 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.*