

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

The Seller of the property located at _____ will engage in a Purchase & Sale Agreement negotiation with the Buyer subject to the following rules:

- 1) FORMS REQUIRED: Seller has completed, signed/initialed and dated the following forms/documents that can be found in the Associated Documents on the MLS. Buyer's Broker shall have the Buyer sign/initial and date such forms/documents and submit with the PSA:

- _____ Exhibit A (legal description)
- _____ Form 22J (Lead Based Paint Addendum)
- _____ Form 22K (Identification of Utilities Addendum)
- _____ Form SAR-SA (Spokane Addendum)
- _____ Wire Fraud Alert
- _____ Other: _____

- 2) Buyers Broker shall send the Form 17 – Seller Disclosure Statement in a separate email apart from the other transaction documents.
- 3) PROOF OF FUNDS: Buyer shall include a Form 22EF (Evidence of Funds Addendum) with the PSA and be prepared to provide evidence of the Buyer's funds to close the transaction after mutual acceptance.
- 4) LENDER PRE-APPROVAL: A pre-approval letter from the buyer's lender should be included with the offer.
- 5) EARNEST MONEY: Earnest money should be at least 1% of the purchase price.

Seller Date

Seller Date