

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