

**RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS**

- 1. **Date:** _____ **MLS No.:** _____
- 2. **Buyer:** _____
- 3. **Seller:** _____
- 4. **Property:** Tax Parcel No(s): _____ (_____ County)
Street Address: _____ Washington _____
Legal Description: Attached as Exhibit A.
- 5. **Included Items:** stove/range; refrigerator; washer; dryer; dishwasher; hot tub; fireplace insert;
 wood stove; satellite dish; security system; other _____
- 6. **Purchase Price:** \$ _____
- 7. **Earnest Money:** (To be held by Selling Firm; Closing Agent)
Personal Check: \$ _____; Note: \$ _____; Other (_____): \$ _____
- 8. **Default:** (check only one) Forfeiture of Earnest Money; Seller's Election of Remedies
- 9. **Title Insurance Company:** _____
- 10. **Closing Agent:** a qualified closing agent of Buyer's choice; _____
- 11. **Closing Date:** _____
- 12. **Possession Date:** on Closing; Other _____
- 13. **Offer Expiration Date:** _____
- 14. **Services of Closing Agent for Payment of Utilities:** Requested (attach NWMLS Form 22K); Waived
- 15. **Charges and Assessments Due After Closing:** assumed by Buyer; prepaid in full by Seller at Closing
- 16. **Agency Disclosure:** Selling Broker represents: Buyer; Seller; both parties; neither party
Listing Broker represents: Seller; both parties
- 17. **Addenda:** _____

Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Address		Seller's Address	
City, State, Zip		City, State, Zip	
Phone No.	Fax No.	Phone No.	Fax No.
Buyer's E-mail Address		Seller's E-mail Address	
Selling Firm	MLS Office No.	Listing Firm	MLS Office No.
Selling Firm's Assumed Name (if applicable)		Listing Firm's Assumed Name (if applicable)	
Selling Broker (Print)	MLS LAG No.	Listing Broker (Print)	MLS LAG No.
Phone No.	Firm Fax No.	Phone No.	Firm Fax No.
Selling Broker's E-mail Address		Listing Broker's E-mail Address	

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a. **Purchase Price.** Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. 1 2 3 4

b. **Earnest Money.** Buyer shall deliver the Earnest Money within 2 days after mutual acceptance of this Agreement to Selling Broker who will deposit any check to be held by Selling Firm, or deliver any Earnest Money to be held by Closing Agent, within 3 days of receipt or mutual acceptance, whichever occurs later. If the Earnest Money is held by Selling Firm and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Selling Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Selling Firm for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Selling Firm is over \$10,000.00 Buyer has the option to require Selling Firm to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Selling Firm must deposit the Earnest Money or the Earnest Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Selling Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Selling Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein. 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, the other party may make a written demand to the Closing Agent for the Earnest Money. If only one party makes such a demand, Closing Agent shall promptly deliver notice of the demand to the other party. If the other party does not object to the demand within 10 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand. If Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursement of the Earnest Money. The parties are advised that, notwithstanding the foregoing, Closing Agent may require the parties to execute a separate agreement before disbursing the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. Upon either party's request, the party holding the Earnest Money shall commence an interpleader action in the county in which the Property is located. For the purposes of this paragraph, the term Closing Agent includes a Selling Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to \$500.00 for the costs thereof. 19 20 21 22 23 24 25 26 27 28 29 30 31 32

c. **Included Items.** Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed television antennas; ventilating, air conditioning and heating fixtures; trash compactor; fireplace doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers and remotes; water heaters; installed electrical fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; all bathroom and other fixtures; and all associated operating equipment. If any of the above Included Items are leased or encumbered, Seller shall acquire and clear title at or before Closing. 33 34 35 36 37 38 39 40

d. **Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title. 41 42 43 44 45 46 47 48

e. **Title Insurance.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additional protection and inflation protection endorsements, if available. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Selling Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be 49 50 51 52 53 54 55 56 57 58 59

Initials: BUYER: _____ Date: _____ SELLER: _____ Date: _____
BUYER: _____ Date: _____ SELLER: _____ Date: _____

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made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, 60
unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described 61
in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance 62
or damages as a consequence of Seller's inability to provide insurable title. 63

f. Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls 64
on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, 65
the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when 66
the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale 67
proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on 68
the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. 69
Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is entitled to 70
possession. If possession transfers at a time other than Closing, the parties agree to execute NWMLS Form 65A 71
(Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After 72
Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies 73
to assure appropriate hazard and liability insurance policies are in place, as applicable. 74

g. Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 75
like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the 76
cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and 77
costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating 78
party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a 79
Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the 80
purposes of completing a reverse exchange. 81

h. Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the 82
escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, 83
and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, 84
including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any 85
payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such 86
delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, 87
prior to Closing, Seller obtains a written statement as to the quantity and current price from the supplier. Seller shall pay 88
all utility charges, including unbilled charges. Unless waived in Specific Term No. 14, Seller and Buyer request the 89
services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 90
and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights 91
(attach NWMLS Form 22K Identification of Utilities or equivalent). 92

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or 93
other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that 94
are encumbrances at the time of Closing, or that are or become due on or before Closing. Charges levied before 95
Closing, but becoming due after Closing shall be paid as agreed in Specific Term No. 15. 96

i. Sale Information. Listing Broker and Selling Broker are authorized to report this Agreement (including price and all 97
terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone 98
else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, 99
and others related to this Sale, to furnish the Listing Broker and/or Selling Broker, on request, any and all information 100
and copies of documents concerning this sale. 101

j. FIRPTA - Tax Withholding at Closing. The Closing Agent is instructed to prepare a certification (NWMLS Form 22E or 102
equivalent) that Seller is not a "foreign person" within the meaning of the Foreign Investment In Real Property Tax Act. 103
Seller shall sign this certification. If Seller is a foreign person, and this transaction is not otherwise exempt from FIRPTA, 104
Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service. 105

k. Notices. In consideration of the license to use this and NWMLS's companion forms and for the benefit of the Listing 106
Broker and the Selling Broker as well as the orderly administration of the offer, counteroffer or this Agreement, the 107
parties irrevocably agree that unless otherwise specified in this Agreement, any notice required or permitted in, or 108
related to, this Agreement (including revocations of offers or counteroffers) must be in writing. Notices to Seller must be 109
signed by at least one Buyer and shall be deemed given only when the notice is received by Seller, by Listing Broker or 110
at the licensed office of Listing Broker. Notices to Buyer must be signed by at least one Seller and shall be deemed 111
given only when the notice is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. Receipt by 112
Selling Broker of a Form 17, Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards, Public 113
Offering Statement or Resale Certificate, homeowners' association documents provided pursuant to NWMLS Form 114
22D, or a preliminary commitment for title insurance provided pursuant to NWMLS Form 22T shall be deemed receipt 115
by Buyer. Selling Broker and Listing Broker have no responsibility to advise of receipt of a notice beyond either phoning 116
the party or causing a copy of the notice to be delivered to the party's address shown on this Agreement. Buyer and 117

Initials: BUYER: _____ Date: _____ SELLER: _____ Date: _____
BUYER: _____ Date: _____ SELLER: _____ Date: _____

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Seller must keep Selling Broker and Listing Broker advised of their whereabouts in order to receive prompt notification 118
of receipt of a notice. 119

- l. Computation of Time.** Unless otherwise specified in this Agreement, any period of time measured in days and stated 120
in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the 121
last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday 122
or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a 123
Saturday, Sunday or legal holiday. Any specified period of 5 days or less shall not include Saturdays, Sundays or legal 124
holidays. If the parties agree that an event will occur on a specific calendar date, the event shall occur on that date, 125
except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day 126
when the county recording office is closed, shall occur on the next day that is not a Saturday, Sunday, legal holiday, or 127
day when the county recording office is closed. If the parties agree upon and attach a legal description after this 128
Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual 129
acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than 130
on the date the legal description is attached. Time is of the essence of this Agreement. 131
- m. Facsimile and E-mail Transmission.** Facsimile transmission of any signed original document, and retransmission of 132
any signed facsimile transmission, shall be the same as delivery of an original. At the request of either party, or the 133
Closing Agent, the parties will confirm facsimile transmitted signatures by signing an original document. E-mail 134
transmission of any document or notice shall not be effective unless the parties to this Agreement otherwise agree in 135
writing. 136
- n. Integration and Electronic Signatures.** This Agreement constitutes the entire understanding between the parties and 137
supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 138
be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 139
electronic form has the same legal effect and validity as a handwritten signature. 140
- o. Assignment.** Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 141
unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 142
Buyer on the first page of this Agreement. 143
- p. Default.** In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 144
provision, as identified in Specific Term No. 8, shall apply: 145

 - i. Forfeiture of Earnest Money.** That portion of the Earnest Money that does not exceed five percent (5%) of the 146
Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 147
 - ii. Seller's Election of Remedies.** Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 148
as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 149
damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 150
any other rights or remedies available at law or equity. 151
- q. Professional Advice and Attorneys' Fees.** Buyer and Seller are advised to seek the counsel of an attorney and a 152
certified public accountant to review the terms of this Agreement. Buyer and Seller agree to pay their own fees incurred 153
for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing 154
party is entitled to reasonable attorneys' fees and expenses. 155
- r. Offer.** Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 156
p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a 157
signed copy is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. If this offer is not so 158
accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 159
- s. Counteroffer.** Any change in the terms presented in an offer or counteroffer, other than the insertion of the Seller's 160
name, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. 161
on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be 162
effective until a signed copy is received by Seller, by Listing Broker or at the licensed office of Listing Broker. If the 163
counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 164
- t. Offer and Counteroffer Expiration Date.** If no expiration date is specified for an offer/counteroffer, the 165
offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 166
unless sooner withdrawn. 167
- u. Agency Disclosure.** Selling Firm, Selling Firm's Designated Broker, Selling Broker's Branch Manager (if any) and 168
Selling Broker's Managing Broker (if any) represent the same party that Selling Broker represents. Listing Firm, Listing 169
Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) 170
represent the same party that the Listing Broker represents. If Selling Broker and Listing Broker are different persons 171
affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated Broker, Branch Manager 172

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BUYER: _____ Date: _____ SELLER: _____ Date: _____

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(if any), and Managing Broker (if any) representing both parties as dual agents. If Selling Broker and Listing Broker are 173
the same person representing both parties then both Buyer and Seller confirm their consent to that person and his/her 174
Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All 175
parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency." 176

v. Commission. Seller and Buyer agree to pay a commission in accordance with any listing or commission agreement to 177
which they are a party. The Listing Firm's commission shall be apportioned between Listing Firm and Selling Firm as 178
specified in the listing. Seller and Buyer hereby consent to Listing Firm or Selling Firm receiving compensation from 179
more than one party. Seller and Buyer hereby assign to Listing Firm and Selling Firm, as applicable, a portion of their 180
funds in escrow equal to such commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) 181
directly to the Firm(s). In any action by Listing or Selling Firm to enforce this paragraph, the prevailing party is entitled to 182
court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries 183
under this Agreement. 184

w. Cancellation Rights/Lead-Based Paint. If a residential dwelling was built on the Property prior to 1978, and Buyer 185
receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after 186
mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter. 187

x. Information Verification Period and Property Condition Disclaimer. Buyer shall have 10 days after mutual 188
acceptance to verify all information provided from Seller or Listing Firm related to the Property. This contingency shall 189
be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within 10 days of mutual 190
acceptance. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money 191
shall be refunded to Buyer. Buyer and Seller agree, that except as provided in this Agreement, all representations and 192
information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. The 193
parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations under 194
this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter related to 195
this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In addition, Brokers 196
do not guarantee the value, quality or condition of the Property and some properties may contain building materials, 197
including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or 198
governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising 199
after construction, such as drainage, leakage, pest, rot and mold problems. Brokers do not have the expertise to identify 200
or assess defective products, materials, or conditions. Buyer is urged to use due diligence to inspect the Property to 201
Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective materials and evaluate the 202
condition of the Property as there may be defects that may only be revealed by careful inspection. Buyer and Seller 203
acknowledge that home protection plans may be available which may provide additional protection and benefit to Buyer 204
and Seller. Brokers may assist the parties with locating and selecting third party service providers, such as inspectors or 205
contractors, but Brokers cannot guarantee or be responsible for the services provided by those third parties. The parties 206
agree to exercise their own judgment and due diligence regarding third-party service providers. 207

Initials: BUYER: _____ Date: _____ SELLER: _____ Date: _____
BUYER: _____ Date: _____ SELLER: _____ Date: _____