

# MICHELE SCHULER

**5055 W MERCER WAY,  
MERCER ISLAND**

## INSTRUCTIONS PRIOR TO WRITING AN OFFER

### SELLER:

The Jones Gibson Legacy Trust dated February 2, 2022

### EARNEST MONEY:

Suggestion: 5% of sales price

### CLOSING/POSSESSION:

Sellers would prefer 45 days  
post-closing possession.

### TITLE HAS BEEN OPENED WITH:

First American Title & Escrow

### ESCROW SHOULD BE DIRECTED TO:

Merry Smith

(425) 201-4554

Teamerry@firstam.com

### REQUIRED ITEMS:

- Preapproval letter: Must be on Lender letterhead with lender's address and contact information, as well as sales price or property address
- If this is a cash purchase: Proof of funds is required (account statement, bank letter, investment advisor on letterhead)

### OTHER REQUIRED ADDENDA:

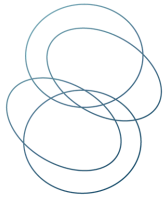
- Legal
- Form 17 & related additional information (signed by buyer)
- Form 22k
- Form 34 - Related to seller's legal vesting name and included in the NWMLS supplements section
- Wire Fraud Advisory

## PLEASE, PHONE WITH ANY QUESTIONS

Michele Schuler

206.992.2013 | michele@theschulerteam.com | micheleschuler.com

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## 5055 W MERCER WAY, MERCER ISLAND

### WHAT WE LOVE ABOUT THE HOME

- New two-toned COMPOSITE DECK.
- Outdoor COVERED PATIO with fireplace and heat lamps.
- Spacious PRIMARY SUITE with heated bathroom floors.
- Private, large BACK YARD.
- Beautiful ENTRYWAY and LIVING ROOM with high ceilings and grand staircase.
- Timeless MODERN CRAFTSMAN home with lots of ARCHITECTURAL DETAILS and quality construction.
- Large BONUS ROOM perfect for media, games, and exercise.
- Newly constructed DOG RUN.
- MODERN KITCHEN with walk-in pantry, center island, and breakfast nook.
- Ideal WEST MERCER LOCATION just blocks from Groveland Beach Park.

PLEASE, PHONE WITH ANY QUESTIONS

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