



# MICHELE SCHULER

**2821 252ND AVE SE,  
SAMMAMISH**

## INSTRUCTIONS PRIOR TO WRITING AN OFFER

### SELLER:

Steven M Holland & Christa M Holland

### EARNEST MONEY:

Suggestion: 5% of sales price

### CLOSING/POSSESSION:

A standard 30-day closing is okay

### TITLE HAS BEEN OPENED WITH:

First American Title & Escrow

### ESCROW SHOULD BE DIRECTED TO:

Merry Smith

(425) 201-4554

Teammerry@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 22J (related to cottage)
- Form 22K
- Wire Fraud Advisory

## PLEASE, PHONE WITH ANY QUESTIONS

Michele Schuler

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