



The following is part of the Purchase and Sale Agreement dated _____, 20____,

Between _____ (“Buyer”)

and _____ (“Seller”)

concerning _____ (“The Property”)

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOW:

1. NOTICE TO BUYERS AND SELLERS: Preview Properties NW, LLC., and its agents (“Preview” herein) are not licensed to practice law nor to provide legal or tax advice. Buyer and Seller acknowledge they have not relied on any opinions, statements, or representations made by Preview regarding the tax or legal consequences of this transaction, the specific terms and provisions of any promissory note, deed of trust or contract, the property’s condition, location, zoning or development possibilities, surrounding noise, view, other environmental concerns or qualities or any other information or data concerning the property and its systems. Buyer and Seller agree to verify all matters that are material to them to their own satisfaction and to rely solely upon their independent inspection, testing and analysis.

2. RECOMMENDATIONS AND REFERRALS: Preview may assist Buyer or Seller with locating, selecting, or scheduling service providers, such as home inspectors, contractors and lenders. Preview cannot guarantee, ensure or be responsible for the quality or performance of the services or to the financial responsibility of third parties. Other vendors are available, and the price and quality of such services is competitive. Buyers and Sellers agree to exercise their own judgment regarding such service providers, escrow agencies and mortgage brokers.

3. EARNEST MONEY: Buyer and Seller are advised that as parties to this transaction they have the right to deposit the Buyer’s earnest money with any third party agency such as a title company, Escrow Company, attorney or any “closing agent” other than Preview. Buyer and Seller are further advised that if a dispute arises over the release, disbursement or forfeiture of earnest money deposited with such third party or entity, then:

An earnest money deposit held by Preview in its trust account that is then interplead into the superior court will not be reduced for filing fees and attorney expenses provided that Preview is released from all further involvement in such interplead lawsuit.

Any costs, including attorney fees incurred by Preview because of an interpleader lawsuit filed by a third party depository will be reimbursed by Seller and Buyer who here agree to be jointly liable for same.

4. DATE OF CLOSING: If for any reason this transaction should fail to close within the designated time, Buyer and Seller agree to extend closing date up to 10 days.

5. SELLER DISCLOSURE STATEMENT: The Seller Disclosure Statement (SDS) is information shared by the Seller with Buyer and is not part of this Purchase and Sale Agreement. Buyer and Seller acknowledge that Preview has played no role nor provided any information in the preparation of the SDS.

- has been provided to the buyer
- is to be provided to the Buyer within _____ days. (5 business days if not filled in) of mutual acceptance.
- is not available. Buyer waives right to receive Seller’s (SDS)
- is not required (exempt transaction under RCW 64.06). Whether an SDS is being provided to Buyer, Seller acknowledges Seller’s obligation to provide full disclosure of all material facts concerning the property.

6. ENTIRE AGREEMENT: Buyer and Seller agree that this Addendum supersedes, where inconsistent, conflicting or uncertain, any other provision of the Purchase and Sale Agreement and any other addenda to the Agreement. In all other respects, the Agreement and Addenda thereto are ratified. Buyer and Seller acknowledge that Preview is not and shall not be responsible for any representations, promises, understandings or agreements not contained in this Addendum and to which Preview is expressly made a party. Furthermore, that this Addendum and the Agreement are intended to fully incorporate all prior negotiations, discussions, understandings and promises whether between or involving Buyer, Seller, Preview or any other party or parties hereto.

Buyer _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Seller _____ Date _____