

Address: 1310 Chance Court



Listing #	07-17189	Price-List	\$ 217,900
Status	Active	Near	Anchorage
Zip Code	99501	Type	Multi-Family
Beds	6	Baths	3.00
Acres	0.16	Bldgs-Ttl #	1
Carpport	0	Garage	0
Units-Ttl #	3	Prkg Spcs	5
Latitude	61.206630	Longitude	-149.858179
Year Built	1968	Income-Gross Annual	

Exp-Annual

Area: 40 - Seward Hwy to Boniface Pkwy
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R3 - Multiple Family Residential

School-Elementary	Fairview	School-Middle	Central	School-High	West Anchorage
Energy Rating		Remote Description		SF-Building Apx	2,560
SF-Lot	6,975	Assessed Value	\$ 242,900	Tax ID	0031422500001
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1432	Taxes	\$ 3,228
Tax Year	2007	Construction Status	Existing Structure	Year Remodeled	
Year Updated		Prkg Spcs	5	Price-List	217,900.00

Directions: From 15th go south on Medfra. Chance is a half-wide street before 16th, looks like an alley, on left. Building on right.

Legal: Third Addition L22 B39

Public Remarks: Acquired triplex to be sold as-is, condition generally good, no known financing barriers. Some nice remodeling/updating, just a few dramatic wall colors. Security bldg, common laundry. Big fenced back yard w/shed. Please refer to listing licensee web site for details and special forms applicable to this institutional owner. No Alaska disclosure form required, none to be provided.

Multi-Family Type: Tri-Plex
Building Info: Units-# of 3 BR: 2
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Garage Type: None
Carpport Type: None
Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

View Type: Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

Mortgage Info: EM Minimum Deposit: 2,500
New Finance (Terms): AHFC; Cash; Conventional; FHA; VA

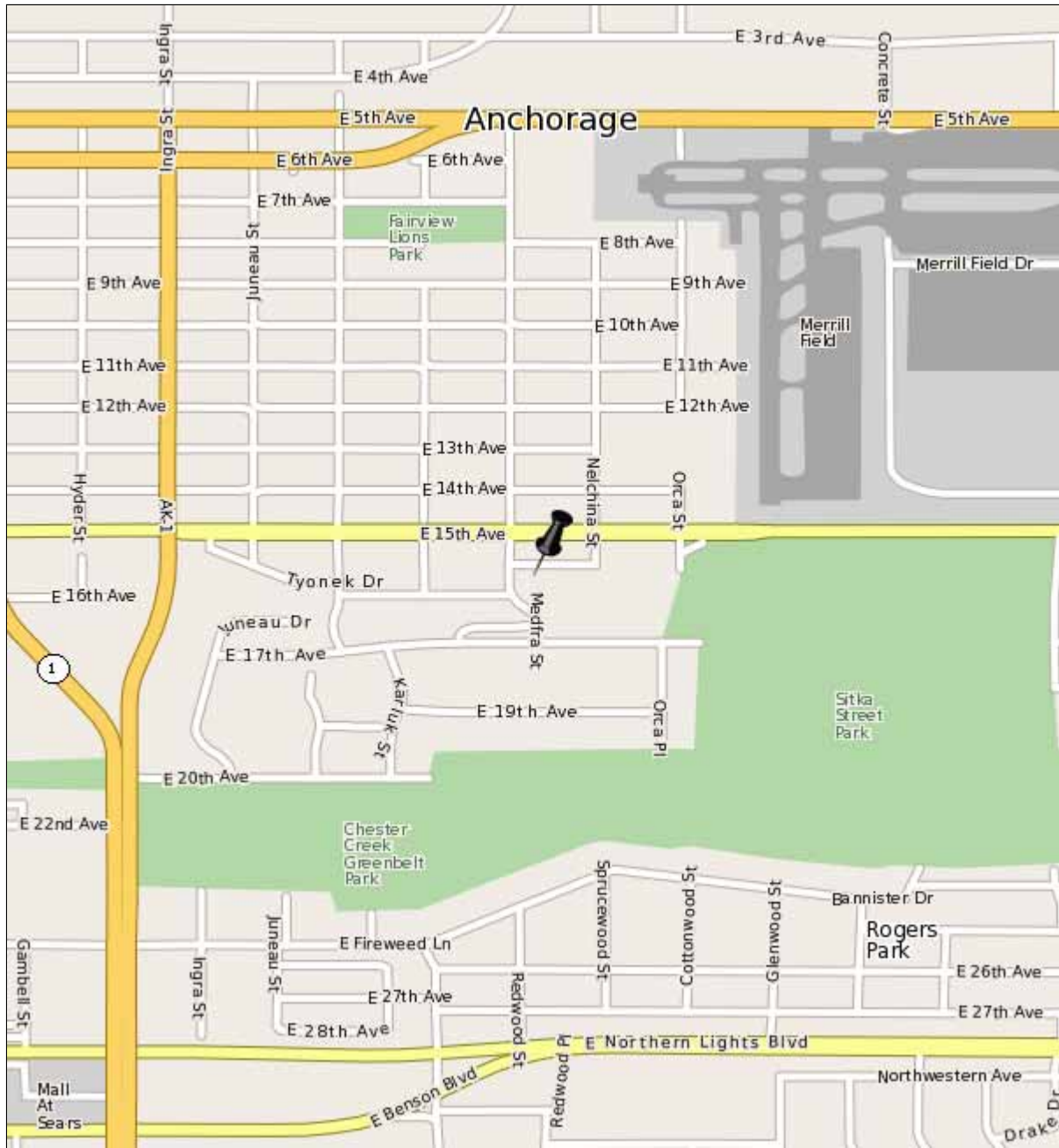
Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Laundry Facility; Tenant Storage; Washer/Dryer; Washer/Dryer HkUp

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Wednesday, February 06, 2008 4:06 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.





Coldwell Banker Best Properties
3000 C Street, Suite 101
Anchorage, AK 99503
Niel Thomas Direct: 265-9106
Direct Fax: 375-2962
NThomas@RealS8.com

Memo

Date: November 6, 2007
To: Buyers Considering Foreclosed Property
From: Niel Thomas, ABR, CCIM, CRS, Associate Broker
Bethany Stamper, Licensed Asssistant
Subject: Licensee disclosure concerning property condition
Waiver of property disclosure form

The attached package consists of disclosures that I am making concerning the property at 1310 Chance Ct.

In addition to the information in the pages attached, the following disclosures are provided:

Strong cat odor, appears mostly to be in entry and laundry room.

Various minor plumbing repairs will be required prior to de-winterization.

When you make an offer on this property you are required to initial your receipt of this cover memo and every page of the package.

Please review the Alaska Real Estate Commission Consumer Pamphlet that was given to you either by myself before I provided you with "specific assistance" concerning the property, or by the licensee who represents you. That pamphlet outlines the duties that real estate licensees owe the public in all relationships. Please note that these duties do not include the duty "to conduct an independent investigation of a property". You are specifically advised that I and my firm have not conducted an independent investigation of this property, and do not plan to do so.

Determining the condition of the property, which was acquired in foreclosure by a lending institution, is your responsibility. What is required by law to be disclosed by myself as a licensee is attached hereto and represents all the information that I will be providing.

Finally, please note that Alaska law provides that a buyer and seller must complete a disclosure form provided by the Alaska Real Estate Commission. However this law applies only to single family homes, condos and duplexes and therefore is not required in the case of this triplex. Nor will one be provided.

Buyer: _____/_____

Tax Record Report for Parcel 0031422500001 at 1310 Chance E Ct, AK

General Property Data

Owner	Deutsche Alt-a Securities	Parcel	0031422500001
Owner Address	Mortgage Loan Trust Series 2007-bari 3476 Stateview Blvd Fort Mill, SC 29715-7203	Tax District	001
Zoning	R3	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Triplex	Plat	000000
Multi Use	YES	Legal Desc	THIRD ADDITION BLK 39 LT 22
Grid	SW1432	Land Size	6,975
Neighborhood #	02D00	Style	BI-LEVEL
Year Built	1968	Eff Year	1,968
Total SqFt	2,560		

Residential Characteristics

Bedrooms	6	Full Baths	3
Total Rooms	15		

Current Property Data

Tax Year	2007	Land Value	68,000
Building Value	174,900	Total Value	242,900
Mill Rate	1,456	Tax Amount	3,536
% Complete	72	Deed Date	08/27/07
Prev Deed Date	11/21/06	Deed Book	2007
Prev Deed Book	2006	Deed Page	4590
Prev Deed Page	8752		

Details

Land Info:	Grade: Even; Well Site: No; Drainage: Good
Topography:	Level
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Dirt; Front Traffic: Low
Misc.:	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 08021984
Heat:	System: Central; Type: Hot Water; Fuel: Natural Gas
SqFt:	1 Flr SF: 1280; Bsmt SF: 1280; Bsmt Fin SF: 1280.00
Fixture:	Additional: 4; Total: 15
Res Additions (1):	1st Level: Wood Deck; Area: 96
Acc Structures (4):	Type: Storage Shed; Qnty: 1; Year: 96; Area: 96.00; Grd: Average; Con: Average

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	68,000.00	174,900.00	242,900.00	1456.00	3,536.00	72	8/27/1907	2007	4590	DEUTSCHE ALT-A SECURITIES
2006	53,400.00	184,600.00	238,000.00	1530.00	3,641.00	77	11/21/1906	2006	8752	
2005	44,200.00	191,500.00	235,700.00	1629.00	3,839.00	81	10/11/2002	2002	5230	
2004	38,700.00	158,800.00	197,500.00	1620.00	3,199.00	80	10/11/2002	2002	5230	
2003	37,100.00	138,800.00	175,900.00	1661.00	2,921.00	78	10/11/2002	2002	5230	



[<Back](#)

[Taxes](#)

[Comparable Sales](#)

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 003-142-25-000

Residential Triplex

11/06/07

DEUTSCHE ALT-A SECURITIES
MORTGAGE LOAN TRUST
SERIES 2007-BARI
3476 Stateview Blvd
Fort Mill SC 29715

THIRD ADDITION
BLK 39 LT 22

Site 1310 Chance Ct

Lot Size:	6,975	---Date Changed---	----Deed Changed----
Zone :	R3	Owner :	09/17/07
Tax Dist:	001	Address:	09/17/07
Grid :	SW1432	Hra # :	
GRW: PIWR		Stateid:	2007 / 0054590
		Date :	08/27/07
		Plat :	
		REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2005:	44,200	191,500	235,700	
Appraised Val 2006:	53,400	184,600	238,000	--Exemption---
Appraised Val 2007:	68,000	174,900	242,900	-----Type-----
Exempt Value 2007:	0	0	0	
State Credit 2007:			0	
Resid Credit 2007:			0	
Taxable Value 2007:			242,900	

Liv Units: 003 Common Area: Leasehold: Insp Dt: /

06/03 Exterior
04/05 Quick Reinv

IMPROVEMENT DATA

Style :	Bi-Level	Story Ht :	1.0	Exterior Walls:	Wood
Year Built :	1968	Remodeled:	99	Effective Year:	1972
Total Rooms:	15	Bedrooms :	06	Recreation Rms:	0
Full Baths :	3	Half Bths:	0	Add't Fixtures:	4
Heat Type :	Central	Fuel Type:	Natural Gas	Sys Heat Type :	Hot Water
Fp: Stacks :		Openings :		Free Stand :	
Extra Value:		Extra Val:		E-Z Set Firepl:	

Condo Style:
Grade : Average

Condo Flr:
Cst/Desgn:

Condo Com Prop:
Condition : Average

IMPROVEMENT AREA

Basement :	1,280	FIN/BSMT :	1,280	Basement Gar:	Car	Living
1st Floor :	1,280	2nd Floor :	0	3rd Floor :	0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:		2560

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Wood Deck			96

OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Storage Shed -Frame	1	96	96	Average	Average

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

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@nbsp;

@nbsp;

Close

Pay Account

Property Info

Owner Information	DETAILED PROPERTY INFORMATION	11/06/07 10:36:52
Parcel ID	003 142 25 000 1 2	
Legal Description	THIRD ADDITION BLK 39 LT 22	
Site Address	1310 CHANCE CT	
Tax District	001	
Account Name	DEUTSCHE ALT-A SECURITIES	
Mailing Address	MORTGAGE LOAN TRUST SERIES 2007-BARI 3476 STATEVIEW BLVD FORT MILL SC 29715 7203	

Tax Information	2007 Tax Year	2006 Tax Year
Value before Exemptions	242,900	238,000
Tax before Exemptions	3,536.62	3,641.40
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(.00) (if applicable)	(306.00)
Tax Credit	(308.48)	(.00)
TAX NET OF EXEMPTIONS/CREDITS	3,228.14	3,335.40
First Half Tax Amount	1,614.07	<u>Due June 30, 2007</u>
Second Half Tax Amount	1,614.07	<u>Due August 15, 2007</u>

Mortgage Company
Requesting Tax Information: AMERICA'S SVC CO

	Account Status	Tax	Interest	Penalty	Cost	Total Due
	Advance Payment	.00				.00
NEW	<u>Current Year 2007</u> <u>Click for details</u>	.00	.00	.00	.00	.00
NEW	<u>Prior Year(s)</u> <u>Click for details</u>	.00	.00	.00	.00	.00
	Total	.00	.00	.00	.00	.00

NOTICE: The above figures are taken from the most recent postings available. Current year tax is the calendar year 2007.

When payment is applied to an account in delinquent status, it will automatically pay delinquent year(s) first in the following order: cost; penalty; interest; principal.

For detail on prior year(s) taxes owing contact the Tax Section at (907) 343-6650.

Information concerning Tax Deed Property is not available on the website. For more information on Tax Deed Property, contact Real Estate Services at (907) 343-7953 or (907) 343-7986.

632 W. 6th Avenue Anchorage, Alaska 99501
PO Box 196650 Anchorage, Alaska 99519

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281226
PAGE THREE

QTY.	MATERIAL	PRICE	AMOUNT
1	3/4" BIK Coupler	3	45
1	3/4" X 6" BIK Nipple	3	45
1	3/4" X 2" BIK Nipple	3	45
1	3/4" X 3 1/2" BIK Nipple	3	45
1	LEAK DET. Solution	3	70
1	THREAD SEALER	3	20

INVOICE NO. 141364

ANCHORAGE PLUMBING & HEATING
P.O. Box 201563
ANCHORAGE, ALASKA 99520

(S)

(907) 349-6620

JOB PHONE	DATE OF ORDER
	8-29-07
JOB NAME / LOCATION	
1310 Chance Cr.	
OPEN ACCESS	
STEPHANIE	

TO: CABWELL BANKER

3000 C. St, Ste. 101
Anchorage, AK 99503

Bethany
PHONE
265-9169
ORDER TAKEN BY

TERMS: A 1 hr. minimum charge with 1/2 hr. increments charged thereafter. Payable within 30 days following billing. 1 1/2% per month service charge on past due accounts.

QTY.	MATERIAL	PRICE	AMOUNT
	SUGGESTED REPAIRS		
1.	50 GAL. WATERHEATER ON RIGHT SIDE NOT FIRING BUT HOLDING Pilot. ONLY OPERATING OFF OTHER WATERHEATER		
	SUGGESTED SAFETY & CODE UPGRADES.		
1	INSTALL BACKING BEHIND WATERHEATERS (TO BE STRAPPED WITHIN 1" OF BACKING)		
2.	UPGRADE Ftu (3 APPLIANCES ON SINGLE WALL TEET (NOT TO CODE)		

DESCRIPTION OF WORK	AMOUNT					
> GAS LEAK / LAUNDRY - FOUND BOILER GAS LINE PLUGGED & OLD 3/4" GAS COCK REMOVED RELOCATED GAS COCK TO OUTSIDE BOILER CASE. RESEALED FITTINGS. TESTED FOR LEAKS. (NONE FOUND) OLD GAS COCK SPRING LOADED TYPE WITH PIPE TUBING PARTS PROBABLY CAUSE OF LEAK. 0 PPM CO IN BOILER ROOM. SUGGEST SERVICE & CLEAN OF BOILER AND REPAIR/REPLACEMENT OF RICHMOND WATERHEATER						
90 day warranty on parts & labor.						
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	21	20
KEVIN	1.5	115 ⁰⁰		TOTAL LABOR	172	50
WORK ORDERED BY	DATE COMPLETED	TAX				
SIGNATURE (I hereby acknowledge the completion of the above described work)	8-29-07			Thank You!	193	70
				PAY THIS AMOUNT +		

CWM Services

9580 Carlson Road

Anchorage, AK 99507-4324

Invoice

Date

Invoice #

11/6/2007

6702

Bill To

Fortune Properties
Niel Thomas
2525 C Street
Anchorage, AK 99503

Ship To

1310 Chance Court
Anchorage, AK

Terms

Service Date

Due on receipt

11/6/2007

Description

Amount

Winterized domestic plumbing system. Triplex with common laundry area.

329.00

Winterized heating system. 3 zone with large capacity boiler.

324.00

Installed temporary water supply line to the boiler. A hole was cut in the utility room wall to access the water main for capping and attaching the temporary line. No patching of this hole to be done by CWM services.

79.00

This property will need many minor repairs at time of winterization.

*FAXED
11/06*

Thank you for your business.

Total

\$732.00



Winterization Report

Winterization must be completed by October 15

Contractor CWM Services

Loan #: **1158065592A**

Property Address: 1310 Chance Ct.

Checklist

- Shut off water at meter or main water "shutoff" valve inside home if outside cutoff not possible
- Loosen supply line at meter
- Drain water heater and any well or holding tanks other than the heat system
- Notify the PAS asset manager of any existing plumbing damage and also note on this document
- Shut off gas or electricity to water heater. Place sign on water heater stating:
"DO NOT TURN ON WITHOUT REFILLING"
- Drain all internal and external water supply lines including any well, holding tanks, or underground landscaping sprinkler systems and clear with positive air pressure
- Leave all faucets and intermediate valves from the shutdown point open, including all sill cocks
- Drain all water closet tanks and add antifreeze to tanks (ensure the traps are blown out)

Put minus 50 degree antifreeze in the following:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Water closet bowl traps | <input checked="" type="checkbox"/> Laundry floor drain traps |
| <input checked="" type="checkbox"/> Lavatory traps | <input checked="" type="checkbox"/> Basement floor drain traps |
| <input checked="" type="checkbox"/> Kitchen sink traps | <input checked="" type="checkbox"/> Bar sink trap |
| <input checked="" type="checkbox"/> Bathtub traps | <input checked="" type="checkbox"/> Laundry tub traps |
| <input checked="" type="checkbox"/> Shower traps | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Sauna floor drain traps | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

- Place special non-toxic antifreeze solution in dishwasher drain and cycle to assure solution entered pump
- Place sign on toilets stating "Toilet has been winterized – DO NOT USE" and tape toilet seat covers closed
- Place "WINTERIZED" sign on nearest window clearly visible to front door. The date, your signature, with phone number and contact person should be on sign
- Power to sump pumps must remain on to assure property will not be damaged by flooding
- Close all fireplace dampers and fireplace vents

Electrical service and heating systems remain "ON" and set at 55 degrees during inter months. Broker to tape thermostat to prevent tampering.

Please sign and return a copy of this checklist to Premiere Asset Services with the contractor invoice via fax 866-859-0455.

Work Performed by: *M. Bell CWM Services*

Date: *10/04/07*



COUNTER OFFER

Date: **08/02/2007**

Buyer: **Miller, Calvin**

Address: **342 N KLEVIN ST
ANCHORAGE, AK, 99508**

Seller: Owner of Record

This is a Counter Offer to the Offer and Seller Addendum dated **08/02/2007**, regarding property located at **342 N KLEVIN ST, ANCHORAGE, AK** and supersedes any prior Counter Offers and/or Buyer's addenda between Owner of Record, Seller, and Buyer. Seller's Addendum and all terms not inconsistent with this Counter Offer remain effective. Both Counter Offer, Seller's Addendum are attached and will supersede the contract to the extent they are consistent.

1. Sales price to be **\$245,000.00**
2. Buyer is to deposit earnest money of **\$2,000.00** in listing agent's escrow account or with Seller's closing agent upon acceptance of this counter offer. Seller will be unable to accept entire contract without written proof of the Buyer's earnest money deposit.
3. Seller will make no repairs or inspections to the subject property unless expressly addressed below.

Should any lender or any insuring entity or agency require that certain repairs to the Property be made or that certain other conditions be met, the Seller, at its sole option, may comply with such requirements or terminate the Contract. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the Property, then Seller, at its sole option, may terminate the Contract.

Seller will pay a maximum of **\$0.00** toward lender required repairs only. If lender required repairs are less than **\$0.00**, any excess shall be credited back to the Seller. Buyer must provide documentation from lender specifying list of required repairs. Bids are required for repairs and must be supplied to the Seller from bonded, licensed vendors for review and approval. All work will be scheduled and coordinated by the listing agent. Repairs will not be authorized until Buyer provides documentation of full mortgage commitment.

4. Termite inspection will be the responsibility of the BUYER. Any termite corrective work and/or treatment will be at the expense of the BUYER, unless otherwise noted below in paragraph number 11.
5. Closing is to occur on or before **10/03/2007**. Time is of The Essence. No extension will be given without prior written approval. Seller reserves the right to extend closing date if legible copies of signed contract are not received in a timely manner. The Buyer shall be charged a per diem fee of \$50.00 per day for any extension of the escrow period past the closing date of **10/03/2007**. The Buyer shall not be obligated for any delays caused by the Seller's title company/closing agent. Closing to occur at office or physical location of Seller's choice. Buyer may use council of choice as representation at settlement. Seller will pay for Owner's Title policy if closing occurs at Seller's directed office and the Owner's policy is ordered through closing office listed below. Seller's representation will be:

Name: **Professional Escrow** Phone#: **(206) 957-1301** Fax#: **(206) 957-1307**

6. Seller will pay a maximum of **\$3,000.00** towards Buyer's closing costs(this includes non-allowables, pre-paid and points). If Buyer's closing costs are less than this amount, any excess shall be credited back to the Seller. If applicable, FHA or VA non-allowables will be capped at a maximum of **\$0.00**. This will NOT be additional to any incentives offered if applicable.
7. Agent commission will be paid in accordance with the listing agreement. Agent commission will be based on the sales price of **\$245,000.00**. If property does not close, no commission will be paid.

Buyer Initials _____ | _____



Address: **342 N KLEVIN ST,
ANCHORAGE, AK, 99508**

Buyer: **Miller, Calvin**

8. All pro-rations, including without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property reflected on the settlement statement and executed by the Seller are final. No adjustments or payments will be made by the Seller after Closing.
9. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
10. No other incentives apply.
11. Seller will pay \$3,000 towards buyer closing costs.

The original contract and all addenda must be received by Seller within **five (5) days** of the date of this document. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller. Unless acceptance of this Counter Offer is signed by the person receiving it, and communication of acceptance is made by delivering a signed copy in person, by mail or by facsimile, which is personally received by the person making this Counter Offer by 5:00 p.m. **08/07/2007**, this Counter Offer shall be deemed revoked and deposit shall be returned to the Buyer. This Counter Offer may be executed in counterparts. As the person(s) making this Counter Offer on the terms above, receipt of a copy is acknowledged.

Buyer Intitials _____ | _____

Property Address:

342 N KLEVIN ST, ANCHORAGE, AK, 99508

STANDARD SELLER'S ADDENDUM

This Seller's Addendum is attached to and is a part of the Offer. The Seller's Addendum will supercede the contract where inconsistent. The following terms and conditions are accepted and incorporated into the Purchase Contract, subject to the following, and in accordance with certain state requirements: Paragraphs in the purchase contract (offer) which require initials by all parties, but are not initialed by all parties, are excluded from the final agreement. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.

1. Property is sold in its present "As Is" condition with no warranties, repairs, or inspections completed from the Seller, unless expressly addressed below. Buyer agrees that by closing hereunder Buyer has received no promises as to condition and no warranties, and has been afforded an opportunity to obtain an inspection by an inspector of Buyers choosing. No personal property is included in this sale, unless otherwise specified.
2. Buyer agrees that in contracting to buy the Property, Buyer has not relied upon any representation made by the Seller or Wells Fargo Home Mortgage, or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or representatives.
3. Buyer shall provide proof of funds or shall obtain a free Pre-Qualification letter from Wells Fargo Home Mortgage and shall submit same with this offer. Buyer is in no way obligated to obtain financing from Wells Fargo Home Mortgage and is free to obtain financing from any lender Buyer chooses. If Buyer does not submit either of the above with this Offer or within two (2) business days of the date of this offer, Seller will not consider the offer. Buyer shall have final written loan approval at least ten (10) days prior to the schedule closing date.
4. Buyer has until the 7th calendar day from the date of the fully ratified contract to declare contract null and void as a result of inspection findings. After the 7th calendar day, Buyer is obligated to complete the purchase or forfeit their earnest money deposit.
5. Buyer is advised that Seller works closely with certain escrow companies, title companies, title agents, title attorneys, and other closing agents that are familiar with Seller's forms, documents, procedures, and special requirements. By utilizing such entities, Seller is generally able to achieve closings quickly and efficiently. **Unless Buyer chooses otherwise**, Seller will deposit the contract with a company, attorney or agent of Seller's choice to perform all necessary title services and products either itself or through a title company chosen by Seller. However, Buyer is advised that the use of such companies, attorneys or agents is not required, nor is such use a condition of the sale of the property to Buyer.
6. Closing to occur at the office or physical location of Seller's choice. Buyer may use counsel of their choice to represent the Buyer at closing at Buyer's expense.
7. Seller will pay for Seller closing costs agreed to with Seller's Preferred Closing office as well as any costs agreed to on the PAS Counter Addendum at closing. If Listing/Selling Agent or Buyer initiates title or closing with a different Attorney or Closing office; any additional Seller closing costs beyond those that would be charged at Seller's Preferred Closing office, including but not limited to, title, closing and misc. fees, will be the responsibility of the Agent or Buyer.
8. Seller does not agree to Arbitration and Mediation.
9. Seller will not assign to Buyer any rights to any insurance claims and proceeds covering destruction or damage to property. Furthermore, Seller's insurance policies are non-transferable and will not be prorated at closing.
10. The original contract and all addenda (or clear facsimile copy) must be received by date specified in the counter offer. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller.
11. Buyer is aware that the property will remain on the market during the counter stages and that any and all offers will be considered.
12. This contract may not be assigned.
13. This property may be subject to ground rent, the seller will not redeem the ground

Buyer Initials _____ | _____



Property Address:

342 N KLEVIN ST, ANCHORAGE, AK, 99508

14. Any special assessments, municipal assessments, or liens that are due or incurred after closing will be the responsibility of the Buyer. Seller does not agree to comply or bring property into compliance with any and all violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the property at the date of settlement of this contract, unless expressly addressed in the Seller's Addendum or Counter Offer. Buyer specifically agrees to comply or bring property into compliance with any government code or other requirements.
15. The Seller requires 72 hours prior to settlement to review and execute any lender required documents, HUD1, and/or any other documents requiring the Seller's signature. The Seller cannot be responsible for any loss or damage due to settlement being delayed if the Seller is not given the full 3 business days for review and execution of these items.
16. Prohibited sale: The following are strictly prohibited from directly or indirectly purchasing any property owned or managed by Premiere Asset Services: (i) employees of Wells Fargo, its affiliates or subsidiaries and their immediate family members; and (ii) the agents, employees and family members of the listing real estate agent or agency.
17. Title to convey via special/limited warranty deed. Notwithstanding legal description in this offer, addenda or counter offer, the legal description according to title report shall control.
18. Seller will not provide a survey, appraisal or a home warranty, unless otherwise specified in the sellers counter offer.
19. If applicable, retrofit to be paid by Buyer(s). Seller represents that the property as of the close of escrow, will be compliance with Health and Safety code 19211 by having water heaters braced, anchored or strapped in place in accordance with these requirements. (California only)
20. All prorations, including without limitation, prorations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property as reflected on the settlement statement executed by the Seller are final. No adjustments or payments will be made by the Seller after closing. Tax Pro-rations shall be based upon the last ascertainable actual tax bill and shall be final as of closing. There shall be no pro-ration adjustment. This paragraph controls all pro-rations as described, regardless of language to the contrary in the offer, addendum or counter offer.
21. The Buyer shall not be allowed, under any circumstance, to receive funds from the closing that exceed the amount of the earnest money plus prepaid deposits paid by the Buyer. In the event that the proposed HUD reflects proceeds to the Buyer in excess of the earnest money and prepaid deposits, the closing cost credit by Seller shall be reduced so that the Buyer receives an amount exactly equal to the earnest money amount, plus prepaid deposits by the Buyer.
22. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
23. Seller shall have a minimum of thirty (30) days from the earlier of the closing date or the date upon which Seller receives a copy of a title insurance commitment/title report within which to resolve title exceptions, defects, or other title issues which in any way impede or impair Seller's ability to convey insurable title. If, within such thirty (30) day period, Seller determines that it is unable or unwilling to resolve such matters, the Buyer (I) may take title in its then state, thereby waiving any title objections, or (II) terminate the contract and receive a refund of any deposit as Buyer's sole and exclusive remedy. Alternatively, in such circumstances, Seller may terminate the contract and refund Buyer's deposit, such refund being Buyer's exclusive remedy for such termination. In the event Seller fails to resolve such issues within the aforesaid thirty (30) day period, it shall be presumed that Seller has determined that it is unable or unwilling to resolve such issues.
24. Termination of Contract: In the event the Contract is terminated by Seller pursuant to any provision of the Contract, this Addendum, or any other addendum or counter offer, Seller's sole liability to Buyer will be to return Buyer's deposit, at which time the Contract shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another. Notwithstanding any language to the contrary in the offer, addenda or counter offer, if buyer defaults in the performance of the contract, 100% of the earnest money will go the seller

Buyer Initials _____ | _____



Property Address:

342 N KLEVIN ST, ANCHORAGE, AK, 99508

25. Notwithstanding any language to the contrary in the offer, addendum, or counter offer, in any action or proceeding between buyer and seller, seller does not agree to indemnify or hold broker(s) harmless from and against any and all liability, loss, cost, damages or expenses incurred by Broker(s).
26. Seller makes no representation and advises buyers to make their own investigation to determine the source of the water supply and type of sewage disposal system.
27. This property may be subject to a redemption period per your State's requirements. It is important that you check with the closing attorney or closing agent on your sale to see if these periods have expired, as the subject property would not be available for closing until the period that applies has expired, or could possibly not close due to a prior mortgagor or lien holder exercising their option according to the applicable period that would apply in your State. Seller makes no guarantees or representations on timeframes of expiration of redemption periods as may apply in your State. Should one of the above periods apply to your sale, and prohibit closing, Buyer may exercise their option to cancel the contract of sale and receive earnest monies back from Seller. No additional compensation will be paid by Seller for any expenditure made by Buyer regarding this property.
28. If the buyer is participating in a 1031 Exchange, the buyer(s) understands and agrees that all obligations related to the purchase of this property and the timeliness of the closing shall remain in full effect regardless of the buyer's participation in the 1031 Exchange. Buyer(s) shall remain solely responsible and liable to the Seller for Buyer(s)' performance of each and every warranty and obligation under this agreement.
29. Pursuant to the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Premiere Asset Services is prohibited from engaging in any transactions with any individual or entity that may appear on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, or Specially Designated Narcotics Traffickers. Therefore, the following information must be provided. If Buyer fails to provide this information, Seller will not consider your offer. This information will only be used for the sole purpose of screening against OFAC's list and the World Check List.

Buyer Initials _____ | _____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

Please provide the following information:

Buyer 1

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 2

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 3

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer's Agent Information

First Name:	Last Name:	Company:	
Address:	City:	State:	Zip:
Email:	Phone #:	Fax #:	

Buyer's Company/Corporation/Partnership

If buyer is a Company/Corporation/Partnership or is not purchasing as an individual, buyer must provide full company/corporation name and Articles of Incorporation and signing authority.

Full Name of Company/Corporation:

List All Principal Owners (greater than 25% share) of Partnership or LLC. Include address and dates of birth for each:

Corporation Tax ID:

If any purchaser is on OFAC's and/or World list as described above, this contract shall be of no effect, and shall be immediately cancelled. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money shall be returned.

Buyer Initials _____ | _____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

PROPERTY CONDITION ADDENDUM

Addendum to the Purchase Contract accepted by Buyers for property located at: **342 N KLEVIN ST, ANCHORAGE, AK.**

LEAD-BASED PAINT DISCLOSURE

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the seventh calendar day after ratification. The lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information. This contingency will terminate at the predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, either with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option within 10 (ten) days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification form a risk assessor or inspector demonstrating that the condition has been remedied before the close of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 10 (ten) days to respond to the counter-offer or remove this contingency and buy the property in "as is" condition or this contract shall become void. The purchaser may remove this contingency at any time without cause.

Buyer acknowledges they have received the Lead Base Paint pamphlet. Yes N/A Buyer Intitials _____|_____

"AS-IS" DISCLOSURE

Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that the Seller is selling and Buyer is purchasing the property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer for Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property, Buyer is not relying on Seller or its agents as to the condition of the property and/or any improvements thereon, including, but not limited to, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the property is located in a flood zone or whether the property conforms to local ordinance or regulations, including zoning or suitability of the property and/or in compliance with any city, county, State and/or Federal statutes, codes or ordinances. Buyer is not relying on Seller or it's agents as to the condition of property and /or any improvements thereon, including but not limited to mold, roof, foundations, etc. THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

WARNING:

A winterization may have been performed at this property pursuant to a work order issued by the current owner. The sole purpose of a winterization is to prevent damage from freezing pipes. The winterization completed at this property was a system shut-down only; the plumbing system was not tested for damage or leaks. This procedure is not a guaranty or warranty of any kind with respect to the HVAC, plumbing, or any other mechanical systems at this property. The plumbing system should be de-winterized by a licensed contractor or plumber before the water is turned back on, to assure that the system is operational.

Buyer Intitials _____|_____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

MOLD DISCLOSURE AND RELEASE

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the property known as **342 N KLEVIN ST, ANCHORAGE, AK**. Such microscopic organisms and / or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold and to hold harmless, release and indemnify Seller and Seller's managing agents from any liability / recourse / damages (financial or otherwise). Buyer understands that Seller has taken no action to remediate mold. Buyer hereby acknowledges this disclosure and release and is aware of the condition set forth therein. This disclosure and release is executed voluntarily and with full knowledge of its significance. Wells Fargo Home Mortgage, Premiere Asset Services or managing agents are not qualified to inspect property for mold or make recommendations or determinations concerning possible health or safety issues. The purpose of this disclaimer is to put Buyers on notice to conduct their own due diligence regarding this matter using appropriate, qualified experts. This is a legal document and Buyers are advised to seek legal counsel prior to executing same.

Buyer Name (printed)	Buyer (signature)	Date
Buyer Name (printed)	Buyer (signature)	Date
Seller Name (printed)	Seller (signature)	Date
Seller Name (printed)	Seller (signature)	Date

IMPORTANT NOTICE: This document may contain information that is considered confidential and may not be transmitted through unencrypted email. The transmission of information on this document should be completed by uploading to the Agent Portal or by faxing with a cover page to 866-859-0455.

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