

Address: 8320 Peck Avenue



Listing #	08-16064	Price-List	\$ 134,900
Status	Active	Near	Anchorage
Zip Code	99504	Type	Multi-Family
Beds	3	Baths	2.00
SF-Building Apx	1,392	Bldgs-Ttl #	1
Carport	0	Garage	0
Units-Ttl #	2	Prkg Spcs	3
Latitude	61.222131	Longitude	-149.724845
Year Built	1958	Income-Gross Annual	

Exp-Annual

Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Muldoon	School-Middle	Begich	School-High	Bartlett
SF-Building Apx	1,392	Prkg Spcs	3	SF-Lot	8,775
Acres	0.20	Grid # (Muni Anch)	SW1241	Tax Map #-Mat-Su	N/A
Assessed Value	\$ 194,400	Tax ID	0060432300001	Taxes	\$ 2,894
Tax Year	2008	Year Built	1958	Year Remodeled	
Year Updated		Price-List	134,900.00	Energy Rating	
Construction Status	Existing Structure	Remote Description			

Directions: East on Peck from Muldoon Rd. on south side of street

Legal: T13NR03WS13 Lt32 W75' of N117'

Public Remarks: Details, photos, owner standard forms on listing licensee website. Small duplex in good rental area. Side-by-side configuration, big partially-fenced yard, large shed, metal roof. Modernized in baths. Laminate flooring, newer carpets in some areas. Institutional owner, seller responds promptly. As-is, all-cash only, will not go FHA/VA, please review information package.

Multi-Family Type: Duplex; Ranch; Side by Side
Building Info: Units-# of 1 BR: 1; Units- # of 2 BR: 1
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Concrete Block
Garage Type: None
Carport Type: None
Heat Type: Baseboard; Forced Air
Fuel Type: Natural Gas; Electric
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

Construction Type: Wood Frame
View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

Mortgage Info: EM Minimum Deposit: 2,000
New Finance (Terms): Cash; Conventional; Other-See Remarks

Features-MultiFamily: DSL-Cable Available; Tenant Storage; Washer/Dryer HkUp; In City Limits

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Sunday, June 07, 2009 8:19 AM

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



State of Alaska Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: T13N R3W Sec 13 Lt32 W75' of N117'

Property Address/City: 8320 Peck Avenue, Anchorage, AK 99504

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

_____/_____/_____
Seller's Initials Date 8320 Peck Avenue, Anchorage, AK 99504 _____
Property Address Buyer's Initials _____/_____/_____



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: June 10, 2009
To: Buyers Considering Foreclosed Property
From: Niel Thomas, ABR, CCIM, CRS, Associate Broker
Bethany Stamper, Licensed Assistant
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 8320 Peck Ave.

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

Boiler was replaced, see invoice attached. Needed repairs noted by plumber not accomplished. Previous buyer rejected the property based on preliminary inspection without receiving a report from their inspector. See Email attached. Based on this much information, substantial doubt exists whether the property will qualify for financing. Property was subsequently re-priced for all-cash, as-is sale. Such offers will be given favorable priority consideration.

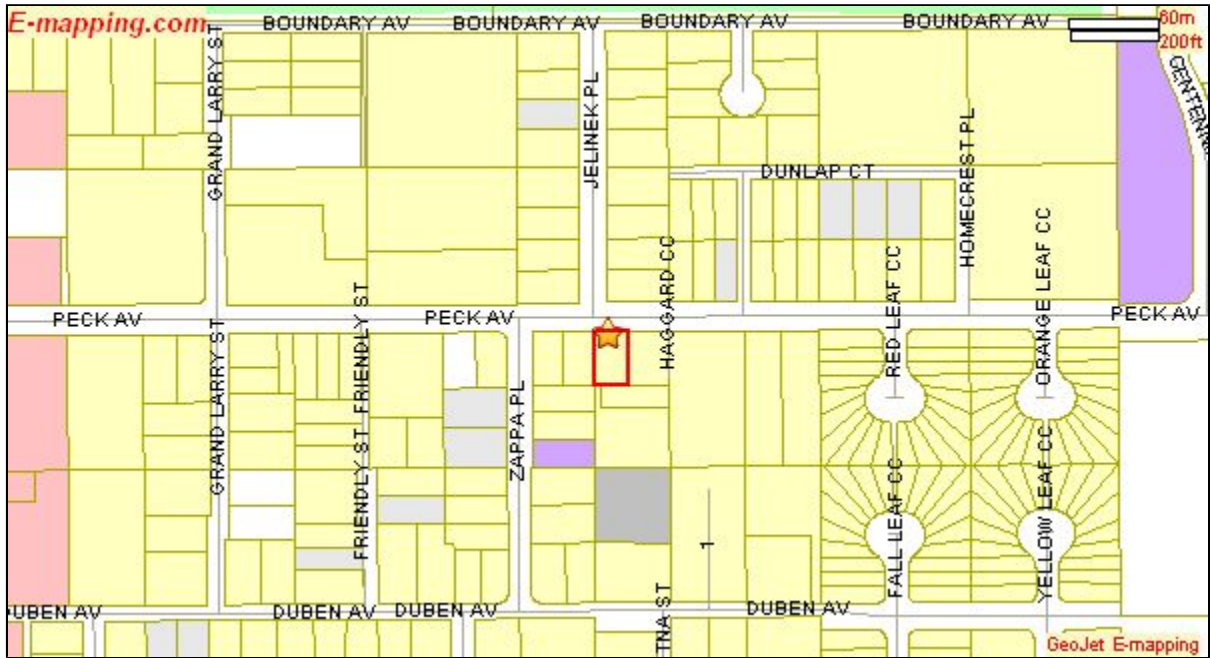
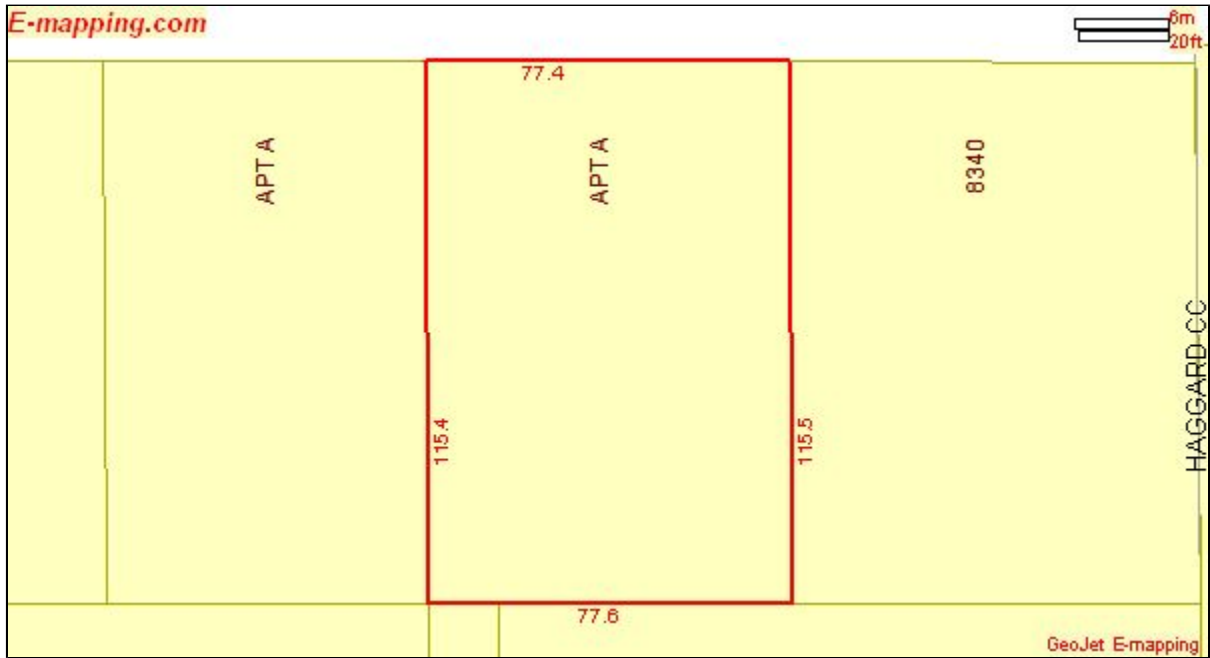
When you make an offer on this property you are required to initial your receipt of this cover memo and every page of the package.

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 the waiver form that is part of this package. Alaska law provides that a buyer and seller may waive the obligation for them to complete the form provided by the Alaska Real Estate Commission. This institutional owner requires this waiver be executed as a condition of selling the property to you.

Buyer: _____/_____



Legend			
COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MOBILE HOME
MULTI-FAMILY	NOT ASSIGNED	PARK	RESIDENTIAL
VACANT	WATER		

Tax Record Report for Parcel 0060432300001 at 8320 Peck Ave, AK

General Property Data

Owner	Weller Carl W	Parcel	0060432300001
Owner Address	3241 Khyber Cir Anchorage, AK 99504-3957	Tax District	003
Zoning	R2M	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Duplex	Plat	000000
Legal Desc	T13N R3W SEC 13 LT 32 W75' OF N117' Grid		SW1241
Land Size	8,775	Neighborhood #	03P00
Style	RANCH	Year Built	1958
Eff Year	1,958	Total SqFt	1,392

Residential Characteristics

Bedrooms	3	Full Baths	2
Total Rooms	5		

Current Property Data

Tax Year	2008	Land Value	80,500
Building Value	113,900	Total Value	194,400
Mill Rate	1,489	Tax Amount	2,894
% Complete	58	Deed Date	08/09/90
Prev Deed Date	08/09/90	Deed Book	2062
Prev Deed Book	2062	Deed Page	0540
Prev Deed Page	0540		

Details

Land Info: Grade: Even; Well Site: No; Drainage: Good

Topography: Level

Utilities: Public Sewer; Public Water

Access Info: Good

Street Info: Paved; 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: 1392

Fixture: Additional: 2; Total: 10

Res Additions (1): 1st Level: Cov"rd Open Porch; Area: 102

Res Additions (2): 1st Level: Cov"rd Open Porch; Area: 50

Acc Structures (1): Type: Storage Shed; Qnty: 1; Year: 71; Area: 192.00; Grd: Average; Con: Average

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008	80,500.00	113,900.00	194,400.00	1489.00	2,894.00	58	8/9/1990	2062	0540	WELLER CARL W
2007	76,700.00	115,100.00	191,800.00	1454.00	2,788.00	60	8/9/1990	2062	0540	
2006	54,300.00	111,000.00	165,300.00	1528.00	2,525.00	67	8/9/1990	2062	0540	
2005	45,600.00	115,000.00	160,600.00	1628.00	2,614.00	71	8/9/1990	2062	0540	
2004	39,100.00	104,800.00	143,900.00	1618.00	2,328.00	72	8/9/1990	2062	0540	

From: [CWM Services](#)
To: NThomas@RealS8.com;
Subject: Estimate from CWM Services
Date: Tuesday, December 16, 2008 8:06:10 AM
Attachments: [Est_728_from_CWM_Services.pdf](#)

Niel -

This property has a couple of issues that make it very difficult to provide a proper winterization quote. The boiler is an old converted oil boiler located in a pit under the property accessed from the outside of the building.

The boiler is running over 1000PPM CO in the exhaust and needs repair prior to any other work being completed. I believe that the best options for someone willing to adjust this old Economite conversion burner would be Denali HVAC, Moore, Central, or possibly Klebs.

Attached is a proposal for one boiler repair item and providing a winterization quote.

Thanks,
Kirk
CWM Services
240-3833

To view your estimate

Open the attached PDF file. You must have [Acrobat® Reader®](#) installed to view the attachment.

CWM Services
9580 Carlson Road
Anchorage, AK 99507-4324

PROPOSAL

DATE	PROPOSAL#
12/15/2008	728

NAME / ADDRESS
Coldwell Banker Best Properties Niel Thomas 3000 C Street Suite 101 Anchorage, AK 99503

PROJECT
8320 Peck

DESCRIPTION	Cost
<p>Replace faulty boiler pressure reducing valve on the boiler. This is necessary to be able to assess the heating system for a winterization quote. The boiler pressure is less than 5 PSI and the boiler cannot be properly checked for leaks. All leaks need to be found to provide an accurate quote for winterization costs. This quote also includes time for checking the main water shut off valve for winterization. The valve on this property is very difficult to access. It needs to be determined if the valve shuts off prior to CWM services providing an accurate winterization quote.</p> <p>Before any work is started on the property, the boiler needs to be cleaned, serviced and adjusted by others. The boiler exhaust is currently running over 1000 PPM carbon monoxide. This indicates improper adjustment or need of service to the Economite brand burner. The boiler has been converted from oil to natural gas. CWM services does not do Power Vac cleaning of boilers or make adjustments on Economite conversion burners. The boiler could clog with soot and stop functioning due to this problem.</p>	285.00
The price quoted on this estimate is valid for 30 days.	TOTAL \$285.00

MUOTKA MECHANICAL, INC.

11131 Polar Dr.
Anchorage, Alaska 99516
FOR BILLING QUESTIONS CALL 223-1980
(907) 344-8325 Cell (907) 441-0907
Fax (907) 344-9310

INVOICE

09
09293

TO

COLDWELL BANKER

DATE 2-5-09

JOB NO.

c/o BETHANEY STAMPER

JOB NAME E320 PEUC

265-9169 / 276-4508 FAX

JOB LOCATION

TERMS

0209091

DESCRIPTION

PRICE

AMOUNT

SUPPLY + INSTALL A WILLIAMSON

7950.00

GWA-140 BLOWER + A SUPERSTAR 45

AS PER BID

WORK TO BE COMPLETED

BY 2-7-09



FAXED

2-3-09

(8)

1.5 % Service charge on all accounts 30 days past due.

THANK YOU

CWM Services

**9580 Carlson Road
Anchorage, AK 99507-4324**

Invoice

Date	Invoice #
2/17/2009	7460

Bill To
Coldwell Banker Best Properties Niel Thomas 3000 C Street Suite 101 Anchorage, AK 99503

Ship To
8320 Peck Anchorage, AK

Terms	Service Date
Due on receipt	2/16/2009

Description	Amount
Winterized domestic plumbing system. Small duplex with two bathrooms, two kitchens, and two laundry areas.	304.00
Winterized heating system. Small unit with Monoflo heat loop.	265.00
Cut main water service line and installed a temporary water supply line to the boiler.	81.00
Replaced one of the coin vents on a piece of baseboard in a back bedroom at no charge. The main water service line is still on in the crawlspace to supply temporary water to the boiler. The first shut off on the main line is approximately 40 feet from where the main water line enters the crawlspace. This property will need many minor repairs at the time of dewaterization faucets, drains, etc.. There was also a leak noted on the cold water piping at the transition from galvanized pipe to copper pipe near the main water shut off. I have labeled this leak location in the crawlspace.	
Thank you for your business.	Total \$650.00


HouseMaster Home Inspection Service

2901 Legacy Drive
Anchorage, Alaska 99516

Invoice

Date	Invoice #
4/8/2009	0904007

Bill To
Report 0904007 Peter Boyer 8320 Peck Ave Anchorage, Alaska



Description	Amount
Duplex Inspection	650.00
Inspection Stopped-Only Charged for time	-550.00
\$25.00 NSF Fee for Returned Checks	
Total	\$100.00

Winterization Report
Winterization must be completed by October 15

Contractor CWM Services
Property Address: 8320 Peck Avenue

Loan #: **1100190521A**

Checklist

- Shut off water at meter or main water "shutoff" valve inside home if outside cutoff not possible
- Loosen supply line at meter, *Line cut capped after 1st valve*
- 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 type="checkbox"/> Laundry floor drain traps |
| <input checked="" type="checkbox"/> Lavatory traps | <input type="checkbox"/> Basement floor drain traps |
| <input checked="" type="checkbox"/> Kitchen sink traps | <input 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 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
- WA* Power to sump pumps must remain on to assure property will not be damaged by flooding
- WA* 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:

MAA DCWM Services

Date:

2/17/09

Property will need many minor repairs
at time of Dewinterization

From: [Patrick James](#)
To: [Niel Thomas; bethany_stamper@settlementroom.com;](#)
[Bethany Stamper;](#)
cc: [Martin, Scott;](#)
Subject: Peck Ave. Recission for Earnest Money
Date: Friday, April 10, 2009 11:36:05 AM
Attachments: [Peck Ave_roof4.JPG](#)
[Peck Ave_roof5.JPG](#)
[Peck Ave_roof6.JPG](#)
[Peck Ave_roof7.JPG](#)
[Peck Ave_roof8.JPG](#)
[Crawl Space_Foundation2.JPG](#)
[Crawl Space_prior water damage.JPG](#)
[Crawl Space_Foundation3.JPG](#)
[Peck Ave_Crawl Space.zip](#)
[HouseMaster Invoice.pdf](#)

Good Afternoon,

Unfortunately the buyer has chosen to step away from the property after we inspected it on 4/08/09. To have the property up to FHA standards, significant repairs and further inspections by a structural engineer will be required, as well as the additional plumbing repairs notated in CWM Proposal #767. The buyer is not in a position to take on those additional costs and is not approved for a conventional loan or cash offer. Attached is the home inspection invoice and some of the associated pictures taken by Mark at HouseMaster during the inspection.

We are requesting a full refund to the buyer per the agreed upon contract. Thank you for your understanding and a Termination Agreement will be sent shortly.

Sincerely,

Patrick James
242-7653
Keller Williams Realty









The pages that follow are the seller's Standard Counter Offer and Addendum. They are included for information purposes only and are not required to make an offer to purchase. Should your offer be accepted, the seller will prepare this document and it will become part of the final ratified contract.

You are encouraged, however, to review these forms. They contain many provisions that are common to institutionally-owned sellers. These provisions are not consistent with much of what is found in the Alaska MLS Purchase and Sale agreement. To the extent that the Alaska agreement differs from this seller's attached eight-page agreement, the latter is controlling and supersedes the Alaska agreement.

Niel Thomas
Coldwell Banker Best Properties
907-265-9106
NThomas@RealS8.com
www.RealS8.com



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-ratio 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 Initials _____|_____

"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 Initials _____|_____



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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