

Address: 4012 Reka Drive G-2



List Number	07-15671	Price-List	\$ 85,000
Status	Active	Near	Anchorage
Zip Code	99508	Type	Condominium
Beds	2	Baths	1.50
Acres	0.00	Carpport	1
Garage	0	Latitude	61.203457
Longitude	-149.800612	Unit Floor #	12
Condo Type	4 - Townhouse Style	Year Built	1971
Dues-Amount	272.00	Dues-Frequency	Monthly

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	Russian Jack	School-Middle	Wendler	School-High	East Anchorage
Energy Rating		Remote Description		SF-Res	962
SF-Gar		SF-Lot	0	LPSqFt\$	88.36
Tax ID	0051617001401	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1436
Taxes	\$ 1,438	Tax Year	2007	Construction Status	Existing Structure
Subdivision		Year Remodeled		Year Updated	
Project Name/Unit #	Mountain Ash #G-2				

Directions: East on Reka from Bragaw. First driveway on right, use G-2 carport or guest parking. Building is the left-most one in the group of four behind the carports on the left.

Public Remarks: Acquired property to be sold as-is for cash or other acceptable financing. Unit suffered water damage from pipe leak in living room ceiling. Carpets removed, leak repaired but unit to be sold as-is. Price reflects condition. Please check with your lender for available financing for this fixer-upper unit. Well-designed project with 2BR upstairs, powder bath on ground level. Carport off driveway.

Miscellaneous: Parking Space-Ttl #: 1; Basement Status	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area	Access Type: Dedicated Road; Maintained; Paved
Condo/Assoc Info: Association Name: Mountain Ash; Condo Mgmt Contact: James Magowan; Condo Mgmt Phone #: 345-0190	Garage Type: None Carpport Type: None	Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	Heat Type: Baseboard Fuel-Type: Electric	Topography: Level Mortgage Info: EM Min Deposit: 1,500
Construction Type: Wood Frame Exterior Finish: Vinyl	Sewer-Type: Public Water-Type: Public	New Finance (Terms): Cash; Conventional; Other - See Remarks Docs Avl for Review: Docs Posted on MLS

Features-Interior : Dishwasher; Disposal; Range/Oven; Refrigerator; W &/or Dryer Hookup; Wood Stove; CO Detector(s); Washer&/or Dryer; Carpet; Smoke Detector(s)

Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; End Unit; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1		Area	Bedroom	2	2	
Kitchen	1	1					
Living Room	1						
Bath-Half	1	1					

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 Tuesday, January 08, 2008 8:45 PM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Niel Thomas

From: Bethany Stamper [bethanystamper@alaska.net]
Sent: Thursday, July 12, 2007 9:16 PM
To: nthomas@REALS8.com
Subject: Fw: Mountain Ash

Niel,

Below is what I received from James when I asked him what all the dues covered. Do you think #3 answers our question about the responsibility of the association and the damage to the unit that needs to be fixed?

Bethany

----- Original Message -----

From: [JAMES MAGOWAN](#)
To: ['Bethany Stamper'](#)
Sent: Thursday, July 12, 2007 11:26 AM
Subject: RE: Mountain Ash

Bethany,

1. The dues for Unit G-2 are \$272.00 per month.
2. The dues cover trash, sewer & water, building and grounds exterior maintenance (common areas), master insurance policy, outside lighting except lighting controlled from the unit.
3. The dues do not cover maintenance or insurance on the unit itself, unit contents or utility pipes, wires etc from the meter to the unit or that serve the unit exclusively (water pipes, wiring etc., for the unit are not covered by the dues). Dues also do not cover heat or power in the unit.

Jim

From: Bethany Stamper [mailto:bethanystamper@alaska.net]
Sent: Wednesday, July 11, 2007 4:14 PM
To: magowan@gci.net
Subject: Mountain Ash

Jim,

I am assistant to Niel Thomas that will be listing 4012 Reka Drive #G2. This property has been foreclosed and is now being sold by the foreclosure company.

I am in the process of putting utilities in our name to be paid until the property is sold. Can you please tell me what the dues cover and how much the dues are?

Thank you,
Bethany Stamper



[<Back](#)

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[Comparable Sales](#)

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 005-161-70-014

Residential Condominium

09/27/07

WELLS FARGO BANK N A

RUSSIAN JACK #1

BLK 22 LT 2

MOUNTAIN ASH

G-2

PO Box 31557

Billings

MT 59107

[Site](#)

Lot Size:	0	---Date Changed---	----	Deed Changed----
Zone :	R3	Owner :	08/06/07	Stateid: 2007 / 0039653
Tax Dist:	001	Address:	08/06/07	Date : 06/21/07
Grid :	SW1436	Hra # :	720171	Plat : 70-0201
GRW:	PIWR			REF #:

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2005:	0	91,500	91,500	
Appraised Val 2006:	0	98,700	98,700	--Exemption---
Appraised Val 2007:	0	108,200	108,200	-----Type-----
Exempt Value 2007:	0	0	0	
State Credit 2007:			0	
Resid Credit 2007:			0	
Taxable Value 2007:			108,200	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 10/01 Land Only
10/01 Exterior
/

IMPROVEMENT DATA

Style :	Condominium	Story Ht :	2.0	Exterior Walls:	Wood
Year Built :	1971	Remodeled:		Effective Year:	1971
Total Rooms:	05	Bedrooms :	02	Recreation Rms:	0
Full Baths :	1	Half Bths:	1	Add't Fixtures:	0
Heat Type :	Central	Fuel Type:	Natural Gas	Sys Heat Type :	Forced Air
Fp: Stacks :		Openings :		Free Stand :	1
Extra Value:		Extra Val:		E-Z Set Firepl:	

Condo Style: Row/Town Hse
Grade : Average

Condo Flr: 01
Cst/Desgn:

Condo Com Prop: Swim Pool(S
Condition : Average

IMPROVEMENT AREA

Basement :	0	FIN/BSMT :		Basement Gar:	Car	Living
1st Floor :	481	2nd Floor :	481	3rd Floor :	0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:		962

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Assigned Prkg Sp			180

OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Carport Open	1	71	180	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** **09/27/07 12:57:48**

Parcel ID **005 161 70 014 1 0**
Legal Description RUSSIAN JACK #1
 BLK 22 LT 2
 MOUNTAIN ASH
Site Address
Tax District 001
Account Name WELLS FARGO BANK N A
Mailing Address PO BOX 31557
 BILLINGS MT 59107 1557

Tax Information	2007 Tax Year	2006 Tax Year
Value before Exemptions	108,200	98,700
Tax before Exemptions	1,575.39	1,510.11
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(.00) (if applicable)	(.00)
Tax Credit	(137.41)	(.00)
TAX NET OF EXEMPTIONS/CREDITS	1,437.98	1,510.11
First Half Tax Amount	718.99	<u>Due June 30, 2007</u>
Second Half Tax Amount	718.99	<u>Due August 15, 2007</u>

**Mortgage Company
 Requesting Tax Information:**

	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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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.

Premiere Asset Services - v1.0



www.sams carpetcare.com
P.O. Box 873295
Wasilla, AK 99687

Fax Transmission

- Please call to confirm receipt
- Please respond by return fax
- Call only if transmission is incomplete

Date: 14 Sept. 07

To: *Bethany Stamper*

Fax number: *276-4308*

From: *Meg*

Our phone: (907) 745-1726

Our mobile phone: (907) 232-1726

Our fax: (907) 373-4738

Number of pages including cover page: *6*

- Bid for Beka Dr.

PREMIERE Asset Services

www.passtco.com



Repair Bid Itemization Form

BID DATE: _____

CONTRACTOR:

NAME: Sam's Carpet Care
ADDRESS: 1601 W. Bunker Hill St. Ste D
PHONE: 373-7276
EMAIL: tyson@samscarpetcare.com

PROPERTY:

NUMBER: 4017
STREET: Seka Drive
CITY/STATE: Anchorage

AGENT:

NAME: Neil Thomas
PHONE: 265-9169
CELL PHONE: _____

Brand of main electrical panel _____

Material of water line _____

Foundation type _____

Contractor License & Insurance Information

License #: 217496
State: AK
Expiration Date: Dec. 31, 2007
Insurance Co.: Pippel
Contact Name: Angie
Policy Amount: 1,000,000.00
Expiration Date: 01-08

UTILITY ACTIVE? Yes No
WATER Yes No
ELECTRIC Yes No
GAS Yes No
WELL Yes No
SEPTIC Yes No

FURNACE TYPE: _____
FURNACE AGE: _____
A/C TYPE: _____
A/C AGE: _____

1) Interior Paint

Interior Bid to include 2 tone paint, neutral off-white on walls and ceilings (if needed) and white gloss on trim and doors, medium grade paint or better. Remove hooks and nails.

Indicate which room(s)

- Complete Interior (walls, ceilings, doors, woodwork)
- Walls Only:
- Cabinets Only:
- Painting Only:
- Other (describe):

ASKed NOT to paint trim in all rooms

4128.108

Interior Paint Total

4128.108

2) Drywall

Drywall repair to match existing finish.

Drywall Repair/Replace:
 Other (describe):

Living room, entry, stairwell

450.00

Drywall Total

450.00

3) Demo Wallcoverings

Wallpaper removal price includes re-texture. Bid here, not in paint bid.

Wallpaper Removal:
 Other (describe):

512.67 sq ft. Master Bedroom only

156.81

Demo Wallcoverings Total

156.81

Flooring Replacement: Bid neutral colors (beige). List flooring remove and prep separately under "others" in this section. Always replace doorstops and shoe molding. When replacing Carpet, always replace the pad.

4) Carpet

Carpet Replace: (Bid 30 oz. Carpet on new 6# re-bond pad or better)

List yardage: Price per yard:

Item was bid by East Side Carpet

2671.00

6) Carpet Repair

Describe repair

Carpet Cleaning (clean, stretch, deodorize)

Other (describe):

Total Carpet Repair

6) Vinyl

Vinyl Replace

List yardage & rooms: Rooms: Yardage: Price per yard:

Vinyl Repair (describe):

This item bid by East Side Carpet

1860.00

7) Hardwood

Hardwood floor refinish or cover with carpet:

8) Subfloor

Sub floor Repair/Replace:

9) Other Flooring

Other (describe):

Flooring Total

Provide brief footage for replacement of cabinets/countertops (specify materials). Bid all rotten exterior wood (fascia, soffit, trim, siding). Bid doors/hardware to match existing and specify number if replacing. Metal garage doors preferred if replacing.

10) Cabinets/Hardware

11) Countertops (neutral color if replacing)

12) Interior Doors/Hardware/Trim:

4 Interiors Doors

387.70

Carpentry Total

387.70

Replacement: Bid to include installation & disposal. State brand, style and size. State reason for replacement (missing, inoperable, aged). Repair: Describe repair needed.

13) Range/Cook-Top/Oven:

14) Vent Hood:

15) Disposal (1/3 HP):

16) Dishwasher:

17) Refrigerator

18) Water Heater(s):

repair/replace: Yes No Functional ?
repair/replace: Yes No
repair/replace: Yes No
repair/replace: Yes No
repair/replace: Yes No
repair/replace: Yes No

Appliances Total

Specify type of repair or replacement and give location. Address all supply or drain line repairs, valve boxes, sewer clean outs and stopped

19) Bath Accessories

Paper holders, towel racks etc.

Mirrors/Medicine Cabinets:

20) Plumbing Fixtures

Faucets (no plastic):

Sinks, Toilets (leaks):

21) Plumbing Lines

Supply Pipes:

Waste Pipes:

Well/Septic Inspections:

Septic (Repair/Replace)

Well, Pump, Main Line:

Winterize/De-winterize:

Other (describe):

22) Plumb: Shower/Tubs & Surround(s)

Showers/Tubs:

Tile(repair/replace):

Plumbing Total

23) HVAC

For Replacement: Specify size (tons/BTU's) and type. Repair if possible. Always change filters after painting.

Condenser:

Furnace:

Thermostat:

Duct Work/Grilles:

Service Call Report Required/Change Filters:

Replacement Cost

repair/replace: _____

repair/replace: _____

repair/replace: _____

Yes No

Yes No

Yes No

Functional ?

HVAC Total

Address illegal splicing, missing wires, etc. Specify if fixtures are inoperable or missing and give number of fixtures to replace, state which rooms (prices include new bulbs and globes). Bid to be to code and include permits as necessary.

24) Electric Fixtures (ceiling fans, porch lamps etc.)

Fixture Repair/Replace:

(all fixtures to be working and with working bulbs)

Yes No

Functional ?

25) Outlets & Switches

Yes No

26) Smoke Detectors

(# of detectors):

Yes No

27) Wiring & breakers

Electrical Total

28) Repair Clean-Up/Sales Clean

Specify type & weight of shingle. Be consistent with neighborhood. Check with HOA/Verify local requirements. Price includes tear-off and permits. Specify quantity & type of roofing materials. Specify reason for replacement. Contractors must state how many squares and the price per square. Complete replacement to include up to 10% deck replacement if necessary.

29) Roofing

Repair Leaks: _____

Replace: _____

Roof Decking/Sheathing: _____

(1/2" CDX Plywood Price Incl. Clips per code)

Flashing: _____

Other (describe): _____

30) Gutters

(Specify footage, number of downspouts & splash blocks for gutters)

Gutters: _____

Downspouts: _____

Splash blocks: _____

31) Brick Veneer

Brick/Stucco Repair: _____

Other (describe): _____

32) Siding Trim Repair/Replace

Exterior Trim/Siding: _____

33) Exterior Paint

(Check HOA rules for proper colors and paint styles (if applicable))

Complete Exterior (all previously painted surfaces): _____

Doors (includes garage doors): _____

Other (describe): _____

34) Power wash

Power Wash Complete Exterior: _____

Driveway and Walk: _____

Other (describe): _____

35) Window Repair/Replace

Windows Reglaze/Replace (# _____):

Screens (# _____):

repair/replace: _____

Other (describe): _____

36) Exterior Doors/Hardware/Trim

37) Garage Doors:

38) Fences & Gate:

39) Landscaping (Mulch, Planting, etc)

Exterior Total

40) Structural

Broker/field rep to recommend structural report, if needed. Bids for major structural repair should be based on the engineer's report. Prices includes dirt hauling and clean-up.

Engineer's Inspection Reports: _____

Grading: _____

Foundation (piers, etc...): _____

Epoxy, Masonry (chimney repair): _____

Other (describe): _____

Structural Total: _____

41) Other (describe):

Profit and Overhead Charge

11,281.14

Grand Total

Date of Bid: 7-20-07

Estimated days to complete: 14

11,281.14

Contractor's Signature:

Way Jensen

Contractor Comments:

Homeworks Construction

2430 Trisha Ave
Anchorage, AK 99516

Estimate

Date	Estimate #
7/30/2007	159

Name / Address
Colwell Banker Fortune 4012 Reka Drive G2

Project

Description	Qty	Rate	Total
Repair/ reconnect copper plumbing in living room ceiling		60.00	60.00
Repair dry wall damage in living room ceiling and several walls though out unit.		300.00	300.00
Remove wall paper, prep and paint interior		1,400.00	1,400.00
Replace 2 interior damaged doors		250.00	250.00
Install base board trim through out unit, old trim missing and or damaged		350.00	350.00
Floor Framing		0.00	0.00
demo existing carpet and vinyl, replace damaged sub floor, prep floor and install new underlayment for vinyl remove and replace appliances		2,393.00	2,393.00
install new carpet, pad and vinyl		3,498.00	3,498.00
Replace Refrigerator, stove and dishwasher with new ones		2,000.00	2,000.00
		Total	\$10,251.00