

Address: 17821 Sanctuary Drive



Listing #	09-8467	Price-List	\$ 243,000
Status	Active	Near	Eagle River
Zip Code	99577	Type	Residential
Bedrooms	3	Baths	2.00
SF-Res	1,562	Carport #	0
Garage #	1	Latitude	61.321416
Longitude	-149.549512	Unit #	
Year Built	1977		

MLS Area: 90 - Eagle River
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1A - Single Family Residential

School-Elementary	Homestead	School-Middle	Gruening	School-High	Chugiak
SF-Res	1,562	SF-Gar	424	SF-Lot	12,745
Acres	0.29	LPSqFt\$	155.57	Energy Rating	
Grid # (Muni Anch)	NW0153	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0501917600001	Taxes	\$ 3,509	Tax Year	2009
Year Built	1977	Year Remodeled		Year Updated	

Remote Description

Directions:

Legal: Meadow Brook B4 L5

Public Remarks: Full details, info package, owner standard forms, photos on listing licensee web site. Repaint of entire interior and exterior completed 8/20. Big, well-treed fenced yard, shed, attractive Eagle River neighborhood, excellent southern exposure. Bank-owned, seller responds promptly.

Residential Type: Single Family Res
Construction Type: Wood Frame - 2x4
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Split Entry
Garage Type: Heated; Tuck Under
Carport Type: None

Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Paved; Maintained
View Type: Mountains; Partial
Topography: Rolling; Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Mortgage Info: EM Minimum Deposit: 2,500
Docs Avl for Review: Docs Posted on MLS

Features-Interior: Dishwasher; Disposal; Family Room; Fireplace; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; BR/BA on Main Level; Hardwood Flooring

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Paved Driveway

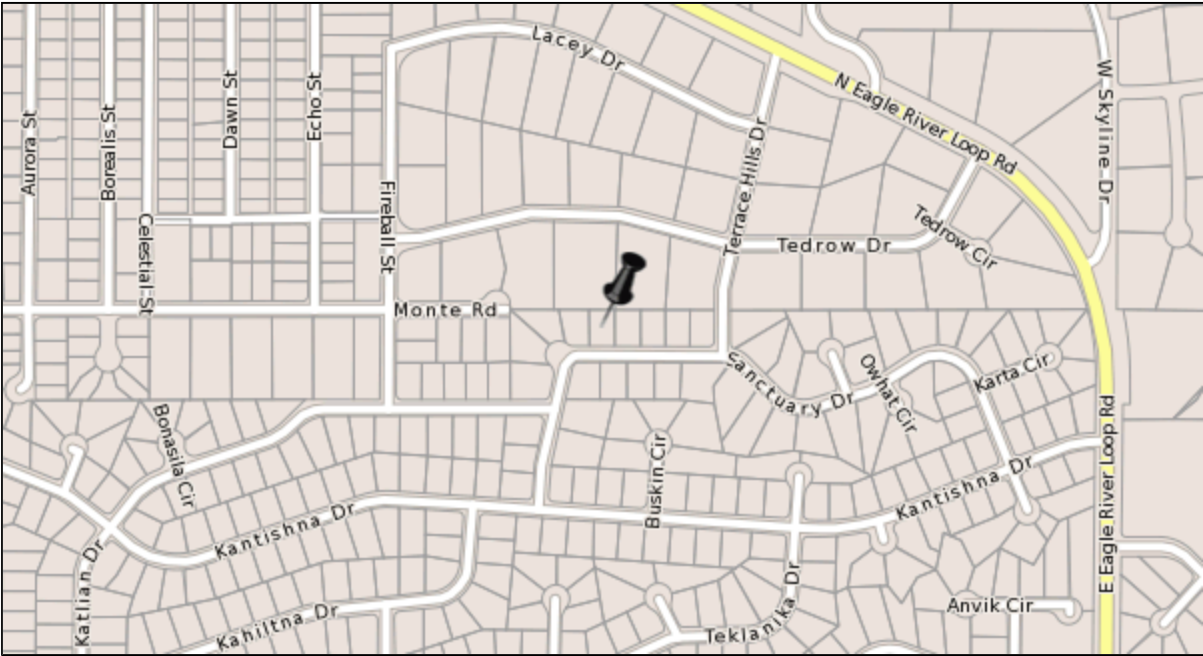
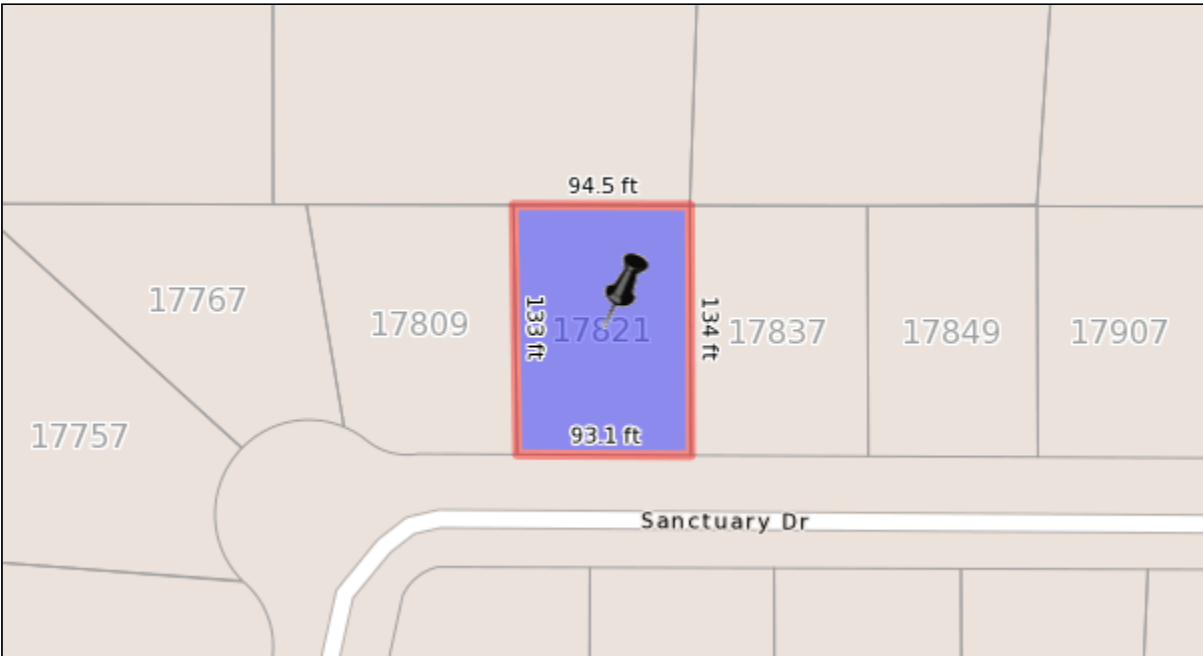
Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms
Dining Room	2	1	area	Bath-Full	2	1
Family Room	1	1		Bath-Full	1	1
Kitchen	2	1		Bedroom	2	2
Living Room	2	1		Bedroom	1	1

LO: Coldwell Banker Best Properties
LO2: 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 Tuesday, September 08, 2009 1:54 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: August 20, 2009
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 17821 Sanctuary Dr., Eagle River.

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

Repairs complete, interior/exterior repaint completed 8/20.

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: _____/_____

Bids are being requested for the following items:

Repair fence

Paint Trim and front door

Paint interior and including the graffiti walls in the basement.

Have the contractor look at the trim out for the laminate flooring to see if he can do something with that ugly strip on the stair.

I also want that yard cleaned. The front yard is showing a lot of brown, dead grass. I want to get that back to pretty green and maybe plant some color.

Powerwash the home before trim painted.

Listing price does not imply a promise of the seller to accomplish these items.

Tax Record Report for Parcel 0501917600001 at 17821 Sanctuary Dr, Eagle River, AK 99577

General Property Data

Owner	FERRISS GARY D & TAMMY W	Parcel	0501917600001
Owner Address	4521 ARCTIC BLVD #B ANCHORAGE, AK 99503-7002	Tax District	050
Zoning	R1A	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Single Family	Plat	750182
Legal Desc	MEADOW BROOK BLK 4 LT 5	Grid	NW0153
Land Size	12,745	Neighborhood #	15D00
Style	BI-LEVEL	Year Built	1977
Eff Year	1,977	Total SqFt	1,562

Residential Characteristics

Bedrooms	3	Full Baths	1
Rec Rooms	0	Half Baths	0
Total Rooms	6		

Current Property Data

Tax Year	2008	Land Value	97,100
Building Value	143,500	Total Value	240,600
Mill Rate	1,480	Tax Amount	3,560
% Complete	59	Deed Date	06/03/2003
Prev Deed Date	06/03/03	Deed Book	2003
Prev Deed Book	2003	Deed Page	0053325
Prev Deed Page	3325		

Details

Land Info:	Grade: Even; Well Site: No; Drainage: Good
Topography:	Level
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Paved; Front Traffic: Low
Misc.:	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Bmst Gar: 2; Recreate Dt: 08/02/1984
Heat:	System: Central; Type: Hot Water; Fuel: Natural Gas
SqFt:	1 Flr SF: 1026; Bsmt SF: 536; Bsmt Fin SF: 960
Stacks:	EZ FP: 1
Fixture:	Total: 05
Res Additions (1):	1st Level: Cov'd Open Porch; Area: 35
Res Additions (2):	1st Level: Wood Deck; Area: 151
Acc Structures (1):	Type: Storage Shed; Qnty: 1; Year: 1987; Area: 000080; Con: Average

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008	97,100.00	143,500.00	240,600.00	1480.00	3,560.00	59	6/3/2003	2003	3325	FERRISS GARY D & TAMMY W
2007	94,700.00	144,900.00	239,600.00	1455.00	3,486.00	60	6/3/2003	2003	3325	
2006	60,200.00	151,900.00	212,100.00	1522.00	3,228.00	71	6/3/2003	2003	3325	
2005	61,200.00	134,800.00	196,000.00	1648.00	3,230.00	68	6/3/2003	2003	3325	
2004	54,800.00	120,600.00	175,400.00	1623.00	2,846.00	68	6/3/2003	2003	3325	

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[Back](#) [Pay Account](#) [Property Info](#)

Owner Information **DETAILED PROPERTY INFORMATION** 06/24/09 15:13:15

Parcel ID **050 191 76 000 1 4**

Legal Description MEADOW BROOK
BLK 4 LT 5

Site Address 17821 SANCTUARY DR

Tax District 050

Account Name WELLS FARGO FINANCIAL AK INC

Mailing Address 4143 121ST ST
URBANDALE IA 50323 2310

Tax Information	2009 Tax Year	2008 Tax Year
Value before Exemptions	239,000	240,600
Tax before Exemptions	3,644.75	3,560.88
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(.00) (if applicable)	(.00)
Tax Credit	(136.23)	(122.70)
TAX NET OF EXEMPTIONS/CREDITS	3,508.52	3,438.18
First Half Tax Amount	1,754.26	<u>Due June 15, 2009</u> See status below
Second Half Tax Amount	1,754.26	<u>Due August 15, 2009</u> See status below

Mortgage Company Requesting Tax Information:

Tax Account Status	Tax	Interest	Penalty	Cost	Total Due
Advance Payment	.00				.00
<u>Current Year 2009</u> Click for details	1,754.26	.00	.00	.00	1,754.26
<u>Prior Year(s)</u> Click for details	.00	.00	.00	.00	.00
Total	1,754.26	.00	.00	.00	1,754.26

NOTICE: The above figures are taken from the most recent postings available. Current year tax is the calendar year 2009.

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



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: Meadow Brook B4 L5

Property Address/City: 17821 Sanctuary Drive, Eagle River, AK 99577

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.

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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.

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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 17821 Sanctuary Drive, Eagle River, AK 99577 _____
Property Address Buyer's Initials _____/_____/_____

From: [Kirk & Shanna Davidson](#)
To: [Niel Thomas;](#)
cc: [Bethany Stamper;](#)
Subject: Invoice from CWM Services
Date: Wednesday, August 19, 2009 6:34:41 AM
Attachments: [Inv_7693_from_CWM_Services.pdf](#)

Niel and Bethany -

Invoice for Sanctuary repairs. When this property is winterized, there will be some repiping required to get a temporary water supply line to the boiler. Holes will have to be cut in the sheetrock in the garage at the main water supply valve and at the boiler water supply valve. Both valves are buried in the wall.

If you have any questions, Please call.

Kirk Davidson
CWM Services
344-5955 / 240-3833

CWM Services

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

Invoice

Date	Invoice #
8/15/2009	7693

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

Ship To
17821 Sanctuary Anchorage, AK

Terms	Service Date
Due on receipt	8/15/2009

Description	Amount
Replaced leaking dielectric unions on the boiler with copper thread adapters. Replaced leaking boiler circulating pump gaskets. Replaced leaking boiler pressure relief valve. Replaced faulty boiler expansion tank. Replaced leaking valve under the boiler automatic air vent. Filled and tested boiler operation.	
2.75 Hours labor at \$96.00 per hour.	264.00
Copper thread adapters and slip coupling.	23.00
Pump gaskets.	6.00
Conbraco pressure relief valve.	19.00
#15 Extrol tank.	39.00
1/8" ball valve.	8.00
Eagle River trip charge.	40.00

Thank you for your business.	Total	\$399.00
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From: [PAS Workflow](#)
To: NThomas@REALS8.com;
Subject: Team Member Portal : 17821 Sanctuary Drive
Date: Wednesday, June 24, 2009 11:41:01 AM

Aspen Workflow

This email was sent as a **Note** which is as follows

Hi Neil,
I have just gotten this property listed.
The investor has requested bids on the following (see below).
Please obtain two bids for each of these items and e-mail to Michael through the portal.

Thanks,

Repair fence

Paint Trim and front door

Paint interior and including the graffiti walls in the basement.

Have the contractor look at the trim out for the laminate flooring to see if he can do something with that ugly strip on the stair.

I also want that yard cleaned. The front yard is showing a lot of brown, dead grass. I want to get that back to pretty green and maybe plant some color.

Powerwash the home before trim painted.

Matter '['0256460001B'](#): The Contact Person for this email is casey.c.white@wellsfargo.com

J.T. Allison Co.

21212 Meadow Lake Drive
Chugiak, Alaska 99567
Fax: (907) 688-5150 Voice: (907) 227-6691
E-mail jtalison@alaska.net

SCOPE LETTER

PROJECT: 17821 Sanctuary Dr.

BID DATE: 7/16/09

INCLUSIONS:

1. Finish paint all wall's & trim in home
2. Prime & paint wall in garage
3. Prep, prime & paint exterior window trim

EXCLUSIONS:

1. Power washing building

TOTAL THIS PROJECT \$6,200.00

Homeworks Construction

2430 Trisha Ave
Anchorage, AK 99516

Estimate

Date	Estimate #
6/27/2009	275

Name / Address
Bethany Stamper 17821 Sanctuary Drive, Eagle River

Project

Description	Qty	Rate	Total
Repair fence		200.00	200.00
Install 2 transition strips trim for the laminate flooring		150.00	150.00
		Total	\$350.00

1 2 3 Construction LLC.
3839 W. 63rd Ave. Anchorage, AK 99502
123Construction@gci.net
(907) 350-8862

Date: 7/14/09

To: Bethany Stamper

The following is an estimate for miscellaneous repairs on the single family residence located at 17821 Sanctuary Drive.

Scope of work:

1. Replace hinges on front fence gate.
2. Install missing laminate transition strip along interior stairs.

Note:

1. Repairs can be completed on the day work is scheduled to begin.

Materials / Labor _____ **\$360.00** _____

A 50% deposit will be due before the start of the job and the balance due upon completion of the job. All work will be completed in a clean and professional manner. Any changes to the above contract must be submitted in writing. All changes to design and/or materials will be billed on a time and materials basis.

Signature of acceptance _____ **Date** _____

Thank you for the opportunity to bid.

Sincerely,

James R Knudson
Matthew W Swafford
Manager/Members



Joseph M. Guidry Jr. President

4810 Catkin Circle, Anchorage, Alaska 99502 Phone (907) 243-4083 (907) 240-2967

Fax: (907) 243 - 278 EMAIL ADDRESS: joseph.guidryjr@acsalaska.net

June 29, 2009

HELLO BETHANY

HERE IS ESTIMATE FOR 17821 SANCTUARY DRIVE, EAGLE RIVER

INITIAL MOW AND FERTILIZE FOR \$115.00 (TO GREEN UP THE LAWN,
SOMEONE HAS TO WATER OR THE LAWN WILL BURN UP FROM NOT
WATERING)

PROBABLY FIND A FLOWER POT FOR UNDER \$50.00

LAWN MAINTENANCE \$55.00 PER MOW

THIS CAP THAT I WORKING UNDER FOR \$150.00 PER MONTH SHOULD BE
INCREASE BY \$25.00

YOURS TRULY

JOSEPH GUIDRY
GUIDRY ENTERPRISE INC

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:

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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