Form 22D Optional Clauses Addendum Rev. 2/17 Page 1 of 2

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

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	en	Buyer		_				("Buyer"		
اسہ		-	nakan		Buyer					
nd		Jacob Do	ecker_		Carmen Decker Seller		<u> </u>	("Seller"		
oncer	ning	126	West St		Leavenworth	WA	98826	(the "Property")		
		Address			City	State	Zip	(and 1 reporty)		
HECI	KIFI	NCLUDE	D:							
Ø	con any the	cerning: (improver Property,	(a) the lot s ments on to or by the	size or the accuracy he Property; (c) who	ts. The Listing Broker and of any information provide their there are any encroint properties. Buyer is add.	ded by the achments	Seller; (b) t	he square footage o ckeries, buildings) or		
for	Title Insurance. The Title Insurance clause in the Agreement provides Seller is to provide the then-current ALTA form of Homeowner's Policy of Title Insurance. The parties have the option to provide less coverage by selecting a Standard Owner's Policy or more coverage by selecting an Extended Coverage Policy:									
	Standard Owner's Coverage. Seller authorizes Buyer's lender or Closing Agent, at Seller's e apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with hor additional protection and inflation protection endorsements, if available at no additional cost, rethe Homeowner's Policy of Title Insurance.						er with homeowner'			
		an ALT Policy of Policy, i	A or comp of Title Inst including t	parable Extended (urance. Buyer shall	es Buyer's lender or Clos Coverage Policy of Title I pay the increased cost n over that charged for He title insurer.	Insurance s associat	e, rather thated ed with the	an the Homeowner' Extended Coverage		
	Sel fron	ler Clear	i ng. Selle perty prior	er shall clean the in to Buyer taking pos	ateriors of any structures seession.	and remo	ove all trash	ı, debris and rubbis		
	prio	r to the F	Possession	n Date. Any person	greed, Seller shall remov al property remaining on disposed of as Buyer det	the Prop	onal proper erty thereaf	ty from the Propert ter shall become th		
Ø	Util ☑ p	Utilities. To the best of Seller's knowledge, Seller represents that the Property is connected to a: ☑ public water main; ☑ public sewer main; □ septic tank; □ well (specify type)								
	□ ir	rigation v		cify provider)				ral gas; ☑ telephone		
	Insulation - New Construction. If this is new construction, Federal Trade Commission Regulations require the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnis Buyer the information below in writing as soon as available:									
	Buy	WALL INSULATION: TYPE:			THICKNESS:	THICKNESS: R-VALUE:				
		LL INSUL				HICKNESS: R-VALUE:				
	WA			I: TYPE: _	THICKNESS:		11-V/1	UE:		
	WA CEI	LING INS	SULATION							
. 0	WA CEI OTI Lea iten	LING INS HER INS Ised Pro Ins of pers	SULATION ULATION perty Rev sonal prop	DATA:	ssumption. Buyer ackn	owledges	that Seller	leases the followin		
	WA CEI OTI Lea iten	LING INS HER INS Ised Pro Ins of pers	SULATION ULATION perty Rev sonal prop	DATA:	assumption. Buyer ackn ed with the sale: ☐ prop	owledges	that Seller	leases the following system; satellit		

Seller's Initials

Date

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Continued

	— Bu	yer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date Date Date Date Date Date					
			79 80 81 82 83 84 85				
12.	0	Other.	77 78				
		d. Other:(none, if not filled in).	75 76				
		with any included options, and Buyer shall pay any balance. c. Options to be included:	74 75				
		b. Seller shall pay up to \$ (\$0.00 if not filled in) of the cost for the home warranty, together	73				
11.		Home Warranty. Buyer and Seller acknowledge that home warranty plans are available which may provide additional protection and benefits to Buyer and Seller. Buyer shall order a one-year home warranty as follows: a. Home warranty provider:	70 71 72				
		excluded from the sale ("Excluded Item(s)"). Seller shall repair any damage to the Property caused by the removal of the Excluded Item(s). Excluded Item(s):	65 66 67 68 69				
J. 10.		or any other association (e.g. a "move-in" or "move-out" fee), the fee shall be paid by the party as provided fo in the association documents. If the association documents do not provide which party pays the fee, the fee shall be paid by \square Buyer; \square Seller (Seller if not filled in).					
9.		refunded to Buyer.	56 57 58 59 60				
		 a. Association rules and regulations, including, but not limited to architectural guidelines; b. Association bylaws and covenants, conditions, and restrictions (CC&Rs); c. Association meeting minutes from the prior two (2) years; d. Association Board of Directors meeting minutes from the prior six (6) months; and e. Association financial statements from the prior two (2) years and current operating budget. 	51 52 53 54 55				
8.		Homeowners' Association Review Period. If the Property is subject to a homeowners' association or any other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if available from the Association) within days (10 days if not filled in) of mutual acceptance:	48 49 50				
		Seller shall provide Buyer a copy of the lease for the selected items within days (5 days if not filled in) of mutual acceptance. If Buyer, in Buyer's sole discretion, does not give notice of disapproval within days (5 days if not filled in) of receipt of the lease(s) or the date that the lease(s) are due, whichever is earlier, then this lease review period shall conclusively be deemed satisfied (waived) and at Closing, Buyer shall assume the lease(s) for the selected item(s) and hold Seller harmless from and against any further obligation, liability, or claim arising from the lease(s), if the lease(s) can be assumed. If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.	41 42 43 44 45 46 47				