

FHA Loan Underwriting and Transmittal Summary

See page 2 for Public Burden and Sensitive Information statements

U.S. Department of Housing and Urban Development

Office of Housing Federal Housing Commissioner

OBM Approval No. 2502-0059
(expires 10/31/26)

Borrower and Property Information FHA Case No. [REDACTED]

SOA 203B

Borrower Name [REDACTED]	SSN [REDACTED]
Co-Borrower Name [REDACTED]	SSN [REDACTED]
Property Address [REDACTED]	

Property Type (Check only 1)	Additional Property Information	Property Rights	Construction
<input checked="" type="checkbox"/> 1 unit <input type="checkbox"/> 2 units <input type="checkbox"/> 3 - 4 units	Sales Price \$ 638,000.00	<input checked="" type="checkbox"/> Fee Simple	<input checked="" type="checkbox"/> Existing
<input type="checkbox"/> Condominium <input type="checkbox"/> Co-op	Appraised Value \$ 638,000.00	<input type="checkbox"/> Leasehold	<input type="checkbox"/> Proposed
<input type="checkbox"/> Manufactured Housing			<input type="checkbox"/> New (less than 1 year)

Mortgage Information

Amortization Type (Check only 1)	Loan Purpose (Check all that apply)	Secondary Financing
<input checked="" type="checkbox"/> Fixed-Rate-Monthly Payments	<input checked="" type="checkbox"/> Purchase	Source/EIN WSHFC #91-187430
<input type="checkbox"/> ARM 1 <input type="checkbox"/> 3 <input type="checkbox"/> 5 <input type="checkbox"/> 7 <input type="checkbox"/> or 10 <input type="checkbox"/> yr	<input type="checkbox"/> No Cash-Out Refinance	<input type="checkbox"/> Gov't <input type="checkbox"/> NP <input type="checkbox"/> Family
ARM Index _____	<input type="checkbox"/> Cash-Out Refinance	<input type="checkbox"/> Other _____
ARM Margin _____	<input type="checkbox"/> Simple Refinance	Amount of Secondary Financing \$ 18,793.00
<input type="checkbox"/> Int. Rate Buydown	<input type="checkbox"/> Streamline Refinance	
Loan Information	<input type="checkbox"/> Construction-to-Permanent	
Mortgage w/o UFMIP \$ 615,670.00	<input type="checkbox"/> Energy Efficient Mortgage	
Total UFMIP \$ 10,774.00	<input type="checkbox"/> Building On Own Land	
Mortgage w/ UFMIP \$ 626,444.00	<input type="checkbox"/> HUD REO	
Interest Rate 7.000 %	<input type="checkbox"/> 203(k)	
Qualifying Rate 7.000 %	<input type="checkbox"/> Standard	
(1 Yr. ARM)	<input type="checkbox"/> Limited	
Loan Term (in months) 360	<input type="checkbox"/> Other	
		<input type="checkbox"/> Seller Funded DAP <input type="checkbox"/> Y/N
		1.) Source/EIN _____
		<input type="checkbox"/> Gov't <input type="checkbox"/> NP <input type="checkbox"/> Family
		<input type="checkbox"/> Other _____
		Amount of Gift \$ _____
		2.) Source/EIN _____
		<input type="checkbox"/> Gov't <input type="checkbox"/> NP <input type="checkbox"/> Family
		<input type="checkbox"/> Other _____
		Amount of Gift \$ _____

Underwriting Information

Monthly Income	Borrower	Co-Borrower	Total	Proposed Monthly Payments
Base Income	\$ 2,544.53	\$ 3,906.19	\$ 6,450.72	Borrowers Primary Residence
Other Income	\$ _____	\$ _____	\$ _____	First Mortgage P&I \$ 4,167.75
Net Rental Income	\$ _____	\$ _____	\$ _____	Monthly MIP \$ 280.88
Total Income	\$ 10,946.51	\$ 3,906.19	\$ 14,852.70	HOA Fees \$ 23.00
Debts & Obligations	Monthly	Unpaid Balance		Lease/Ground Rent \$ _____
Total Installment debt	\$ 878.00	\$ 33,864.00		Second Mortgage P&I \$ _____
Child Support				Hazard Insurance \$ 138.59
Negative Rental Cash Flow				Taxes & Special Assessments \$ 386.60
All other monthly payments	\$ 2,154.55			Total Mortgage Payment \$ 4,996.82
Total Fixed Payment	\$ 8,029.37			Qualifying Ratios
Borrower Funds to Close				LTV 96.500 %
Required	\$ 6,029.30			CLTV (if 2nd permitted) 99.446 %
Verified Assets	\$ 14,288.37			Mortgage Payment-to-Income 33.643 %
Closing Costs	\$ 20,053.20			Total Fixed Payment-to-Income 54.060 %
Source of Funds	Checking	Savings		
No. of Months in Reserves		3		
Seller Contribution		0.000 %		
			Borrower	Co-Borrower(s)
			CAIVRS# [REDACTED]	[REDACTED]
			LDP/SAM <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Underwriter Comments

See attached addendum for additional Underwriter Comments

Underwriter's signature & date (if required) <i>Jennifer Oldfield</i>	CHUMS ID#
6/9/2025	ZFHA
Risk Assessment Scored by TOTAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Risk Class <input checked="" type="checkbox"/> A/A or <input type="checkbox"/> Refer
CHUMS ID # for Reviewer of appraisal KE98	

(Required for loans scored by TOTAL with risk class A/A or loans where the appraisal and credit reviews are performed by different underwriters.)

FHA Loan Underwriting and Transmittal Summary

U.S. Department of Housing and Urban Development

Office of Housing Federal Housing Commissioner

This information is required to determine the eligibility of FHA mortgage insurance applicants. Public reporting burden for this collection of information is estimated to average 6 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

Borrower and Property Information

SOA:	Mortgagees must enter the Section of the Act under which the mortgage is to be insured.
Mortgage Information	
Interest Rate:	Mortgagees must enter the rate for fixed rate mortgages or the initial rate for 3, 5, 7, and 10 year ARMs.
ARM Index:	Mortgagees must enter the name of the index used.
Total UFMIP:	Mortgagees must enter the amount being financed into the loan Total UFMIP (i.e., exclude cents)
Qualifying Rate:	Mortgagees must enter the interest rate used to qualify a borrower for a 1 year ARM.
Loan Purpose:	Mortgagees must check all loan purpose types that apply (e.g., the purchase of a property owned by HUD should have both the Purchase and HUD REO boxes checked).
Secondary Financing:	Mortgagees must indicate the source type. If indicating a nonprofit (NP) or government agency (Gov't), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type (e.g., employer, labor union) and enter in the EIN (if applicable).
Seller-Funded DAP:	Mortgagees must indicate whether any of the gift funds are derived from such a program by entering Y.
Gifts:	Mortgagees must indicate the source type(s). If indicating a nonprofit (NP) or government agency (Gov't), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type(s) (e.g., employer, labor union) and enter in the EIN (if applicable).

Underwriting Information

Negative Rental Cash Flow:	If there is negative rental cash flow for the subject property and/or other properties owned by the borrower, the lender must enter the total dollar amount.
Total Fixed Payment:	All debts and obligations, including the proposed housing payment.
Borrower Funds to Close Required:	Mortgagees must enter the total amount that the borrower is required to pay at closing. If the borrower is receiving cash back, the amount should be in parentheses.
Closing Costs:	Mortgagees must enter the amount being paid by the borrower, which may include prepaid & non-recurring closing costs but not discount points.
No. of Months in Cash Reserves:	Mortgagees must enter the number of months in reserves for 3 and 4 unit properties only.
Seller Contribution:	Mortgagees must enter the seller contribution as a percentage of the sales price.
CHUMS ID# for Review of Appraisal:	This captures the CHUMS ID number of the underwriter who reviewed the appraisal. Completing this field is applicable when the underwriter who reviewed the appraisal is different from the one who reviewed the credit package (e.g. an Automated Underwriting System).
LDP/SAM	Mortgagees must check the box if the borrower or coborrower's name appears on list.

Privacy Act Notice

Authority: Section 203 of the National Housing Act (12 U.S.C. § 1709) and Section 255 of the National Housing Act (12 U.S.C. § 1715z-20) authorize HUD to process applications for FHA insurance of eligible Single Family and Home Equity Conversion Mortgages and respond to inquiries regarding applications for mortgage insurance. 31 U.S.C. § 7701 and 42 U.S.C. § 3543 authorize HUD to collect taxpayer identifying numbers, which may include Social Security Numbers (SSNs).

Purpose: HUD will use this information to determine eligibility for FHA mortgage insurance, and for other purposes described in the published Privacy Act System of Records Notice (SORN).

Routine Uses: Pursuant to the published SORN, HUD may share the information with other program offices within HUD, law enforcement, other government agencies, government sponsored enterprises (GSEs), lenders, and other program participants, as necessary to verify eligibility, process mortgage insurance applications, engage in research and analysis, enforce the law, assist in matters related to court proceedings, respond to potential or actual threats to the security of Federal information systems and related data, and for any other routine use published in the SORN.

Disclosure: Providing this information is voluntary; however, failure to provide the requested information may delay or restrict your eligibility for an FHA-insured mortgage loan, or other benefits you are seeking.

The System of Records Notice (SORN) for this collection is the Computerized Homes Underwriting Management System (CHUMS), and is publicly available at: https://www.hud.gov/program_offices/officeofadministration/privacy_act/pia/fednotice/SORNs_LoB#housing.

Addendum to FHA Loan Underwriting and Transmittal Summary

Borrower Names and/or Property Information Continued:

Co-Borrower: [REDACTED]

Co-Borrower: [REDACTED]

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information.

This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) [REDACTED]

Social Security Number [REDACTED]

(or Individual Taxpayer Identification Number)

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)

Date of Birth
(mm/dd/yyyy)

Citizenship

- U.S. Citizen
- Permanent Resident Alien
- Non-Permanent Resident Alien

Type of Credit

I am applying for individual credit.

I am applying for joint credit. Total Number of Borrowers: 4

List Name(s) of Other Borrower(s) Applying for this Loan

(First, Middle, Last, Suffix) - Use a separator between names

Each Borrower intends to apply for joint credit. Your initials: _____

Marital Status

Married

Separated

Unmarried

Dependents (not listed by another Borrower)

Number 0 _____

Ages _____

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

Contact Information

Home Phone [REDACTED]

Cell Phone [REDACTED]

Work Phone [REDACTED]

Email [REDACTED]

Ext. _____

Current Address

Street [REDACTED]

Apartment 3 _____

City Monroe

State WA

ZIP 98272

Country US

How Long at Current Address? 8 Years 1 Months Housing No primary housing expense Own Rent (\$ 1,850 /month)

If at Current Address for LESS than 2 years, list Former Address

Does not apply

Street _____

Unit # _____

City _____

State _____

ZIP _____

Country _____

How Long at Former Address? _____ Years _____ Months Housing No primary housing expense Own Rent (\$ _____ /month)

Mailing Address – if different from Current Address

Does not apply

Street _____

Unit # _____

City _____

State _____

ZIP _____

Country _____

1b. Current Employment/Self Employment and Income

Does not apply

Employer or Business Name

Phone [REDACTED]

Street [REDACTED]

Unit # _____

City Monroe

State WA

ZIP 98272

Country US

Gross Monthly Income

Base \$2,544.53 /month

Overtime _____ /month

Bonus _____ /month

Commission _____ /month

Military _____ /month

Entitlements _____ /month

Other _____ /month

TOTAL \$2,544.53 /month

Position or Title

Sander

Check if this statement applies:

I am employed by a family member, property seller, real estate agent, or other party to the transaction.

Check if you are the Business Owner or Self-Employed I have an ownership share of less than 25%.
 I have an ownership share of 25% or more.

Monthly Income (or Loss)

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income **Does not apply**

Employer or Business Name _____ Phone _____

Street _____ Unit # _____

City _____ State _____ ZIP _____ Country _____

Position or Title _____

Start Date ____ / ____ / ____ (mm/dd/yyyy)

How long in this line of work? ____ Years ____ Months

Check if this statement applies:

- I am employed by a family member, property seller, real estate agent, or other party to the transaction.

 Check if you are the Business Owner or Self-Employed

- I have an ownership share of less than 25%.
 I have an ownership share of 25% or more.

Monthly Income (or Loss)**Gross Monthly Income**

Base _____ /month

Overtime _____ /month

Bonus _____ /month

Commission _____ /month

Military

Entitlements _____ /month

Other _____ /month

TOTAL _____ /month**1d. IF APPLICABLE, Complete Information for Previous Employment/Self Employment and Income** **Does not apply**

Provide at least 2 years of current and previous employment and income.

Employer or Business Name _____

Street _____ Unit # _____

City Monroe State WA ZIP 98272 Country US

Previous Gross Monthly Income

\$3,200.00 /month

Position or Title Cutting Trim

Start Date 03 / 10 / 2010 (mm/dd/yyyy)

End Date 08 / 30 / 2024 (mm/dd/yyyy)

- Check if you were the Business Owner or Self-Employed**

1e. Income from Other Sources **Does not apply**

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Automobile Allowance
- Boarder Income
- Capital Gains
- Child Support
- Disability
- Foster Care
- Housing or Parsonage
- Interest and Dividends
- Mortgage Credit Certificate
- Mortgage Differential Payments
- Notes Receivable
- Public Assistance Certificate
- Retirement (e.g., Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.**Income Source - use list above****Monthly Income****Provide TOTAL Amount Here****Section 2: Financial Information — Assets and Liabilities.**

This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type - use list above**Financial Institution****Account Number****Cash or Market Value**

Checking Account

Wells Fargo

[REDACTED]

\$1,155.17

Savings Account

Wells Fargo

[REDACTED]

\$12,541.16

Provide TOTAL Amount Here**\$13,696.33****Borrower Name:** [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

2b. Other Assets and Credits You Have **Does not apply****Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:****Assets**

- Proceeds from Real Estate Property to be sold on or before closing
- Proceeds from Sale of Non-Real Estate Asset
- Secured Borrowed Funds
- Unsecured Borrowed Funds
- Other

Credits

- Earnest Money
- Employer Assistance
- Lot Equity
- Relocation Funds
- Rent Credit
- Sweat Equity
- Trade Equity

Asset or Credit Type – use list above

Earnest Money

Cash or Market Value

\$6,380.00

Provide TOTAL Amount Here

\$6,380.00

2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe **Does not apply****List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:**

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type – use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Installment	BECU	[REDACTED]	\$17,851.00	<input type="checkbox"/>	\$445.00
Revolving	BECU	[REDACTED]	\$7,339.00	<input type="checkbox"/>	\$183.00
Installment	WELLSFARGO	[REDACTED]	\$3,208.00	<input type="checkbox"/>	\$215.00
				<input type="checkbox"/>	
				<input type="checkbox"/>	

2d. Other Liabilities and Expenses **Does not apply****Include all other liabilities and expenses below. Choose from the types listed here:**

- Alimony
- Child Support
- Separate Maintenance
- Job Related Expenses
- Other

Monthly Payment

Section 3: Financial Information — Real Estate. This section asks you to list all properties you currently own and what you owe on them. *I do not own any real estate***Section 4: Loan and Property Information.** This section asks about the loan's purpose and the property you want to purchase or refinance.**4a. Loan and Property Information****Loan Amount** \$ 626,444.00**Loan Purpose** Purchase Refinance Other (specify) _____**Property Address** Street [REDACTED]

Unit # _____

City Lake Stevens

State WA

ZIP 98258

County Snohomish

Number of Units 1

Property Value \$ 638,000.00**Occupancy** Primary Residence Second Home Investment Property**FHA Secondary Residence** **1. Mixed-Use Property.** If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) NO YES**2. Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) NO YES**Borrower Name:** [REDACTED]

GURLA20_S 0718

Uniform Residential Loan Application

GURLA20S (POD)

Freddie Mac Form 65 · Fannie Mae Form 1003

06/06/2025 01:00 PM PST

Effective 1/2021

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing **Does not apply**

Creditor Name	Lien Type	Monthly Payment	Loan Amount/Amount to be Drawn	Credit Limit (if applicable)
WA DPA	<input type="radio"/> First Lien <input checked="" type="radio"/> Subordinate Lien	\$	\$18,793.00	\$
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$	\$	\$

4c. Rental Income on the Property You Want to Purchase**For Purchase Only** **Does not apply**

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$
For LENDER to calculate: Expected Net Monthly Rental Income	\$

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan **Does not apply**

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Lender
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited	Source – use list above	Cash or Market Value
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$

Section 5: Declarations.

This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan**A. Will you occupy the property as your primary residence?**

If YES, have you had an ownership interest in another property in the last three years?

- NO YES
 NO YES

If YES, complete (1) and (2) below:

(1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? _____

(2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)? _____

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?

- NO YES

C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application?

- NO YES

If YES, what is the amount of this money? \$ _____

D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?

- NO YES

2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?

- NO YES

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?

- NO YES

Borrower Name: [REDACTED]

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES
G. Are there any outstanding judgments against you?	<input checked="" type="radio"/> NO <input type="radio"/> YES
H. Are you currently delinquent or in default on a Federal debt?	<input checked="" type="radio"/> NO <input type="radio"/> YES
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input checked="" type="radio"/> NO <input type="radio"/> YES
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	<input checked="" type="radio"/> NO <input type="radio"/> YES
L. Have you had property foreclosed upon in the last 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy:	<input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13

Section 6: Acknowledgements and Agreements.

This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
 - (a) electronic signature; or
 - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.

- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Borrower Signature

Date (mm/dd/yyyy)

Borrower Name:

Uniform Residential Loan Application
Freddie Mac Form 65 · Fannie Mae Form 1003
Effective 1/2021

Section 7: Military Service.

This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES
If YES, check all that apply:

- Currently serving on active duty with projected expiration date of service/tour ____ / ____ / ____ (mm/dd/yyyy)
- Currently retired, discharged, or separated from service
- Only period of service was as a non-activated member of the Reserve or National Guard
- Surviving spouse

Section 8: Demographic Information.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- Hispanic or Latino
 - Mexican
 - Puerto Rican
 - Cuban
- Other Hispanic or Latino – Print origin:

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- Not Hispanic or Latino
- I do not wish to provide this information

Sex

- Female
- Male
- I do not wish to provide this information

Race: Check one or more

American Indian or Alaska Native – Print name of enrolled or principal tribe:

Asian

- Asian Indian
- Chinese
- Filipino
- Japanese
- Korean
- Vietnamese
- Other Asian – Print race:

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

Black or African American

- Native Hawaiian or Other Pacific Islander
 - Native Hawaiian
 - Guamanian or Chamorro
 - Samoan
- Other Pacific Islander – Print race:

For example: Fijian, Tongan, and so on.

White

- I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES

Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES

Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

Face-to-Face Interview (includes Electronic Media w/ Video Component) Telephone Interview Fax or Mail Email or Internet

Borrower Name: [REDACTED]

Uniform Residential Loan Application
Freddie Mac Form 65 · Fannie Mae Form 1003
Effective 1/2021

7 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Section 9: Loan Originator Information.

To be completed by your **Loan Originator**.

Loan Originator Information

Loan Originator Organization Name Directors Mortgage, Inc.

Address 14405 SE 36th Street, Suite 206, Bellevue, WA 98006

Loan Originator Organization NMLSR ID# 3240 State License ID# 266627

Loan Originator Name [REDACTED]

Loan Originator NMLSR ID# [REDACTED]

State License ID# [REDACTED]

Email [REDACTED]

Phone [REDACTED]

Signature _____ Date (mm/dd/yyyy) 05/27/2025

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information.

This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix)
[REDACTED]

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)
[REDACTED]

Social Security Number [REDACTED]

(or Individual Taxpayer Identification Number)

Date of Birth
(mm/dd/yyyy)
[REDACTED]

Citizenship

- U.S. Citizen
- Permanent Resident Alien
- Non-Permanent Resident Alien

Type of Credit

- I am applying for **individual credit**.
- I am applying for **joint credit**. Total Number of Borrowers: 4

Each Borrower intends to apply for joint credit. **Your initials:** [REDACTED]

List Name(s) of Other Borrower(s) Applying for this Loan

(First, Middle, Last, Suffix) - Use a separator between names
[REDACTED]

Marital Status

- Married
- Separated
- Unmarried

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

Dependents (not listed by another Borrower)

Number 0
Ages _____

Contact Information

Home Phone [REDACTED]
Cell Phone [REDACTED]
Work Phone [REDACTED]
Email [REDACTED]

Ext. _____

Current Address

Street [REDACTED] Apartment 3
City Monroe State WA ZIP 98272 Country US
How Long at Current Address? 8 Years 1 Months Housing No primary housing expense Own Rent (\$ 1,850 /month)

If at Current Address for LESS than 2 years, list Former Address Does not apply

Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____
How Long at Former Address? _____ Years _____ Months Housing No primary housing expense Own Rent (\$ _____ /month)

Mailing Address – if different from Current Address Does not apply

Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____

1b. Current Employment/Self Employment and Income

Does not apply

Employer or Business Name [REDACTED]

Phone [REDACTED]

Gross Monthly Income

Street [REDACTED] Unit # _____
City Bothell State WA ZIP 98021 Country US

Position or Title [REDACTED]

Check if this statement applies:

Start Date 09 / 22 / 2014 (mm/dd/yyyy)

- I am employed by a family member, property seller, real estate agent, or other party to the transaction.

How long in this line of work? 10 Years 2 Months

Check if you are the Business Owner or Self-Employed

- I have an ownership share of less than 25%.
- I have an ownership share of 25% or more.

Monthly Income (or Loss)

Base \$3,906.19 /month
Overtime _____ /month

Bonus \$382.64 /month

Commission _____ /month

Military _____ /month

Entitlements _____ /month

Other _____ /month

TOTAL \$4,288.83 /month

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income **Does not apply**

Employer or Business Name _____ Phone _____

Street _____ Unit # _____

City _____ State _____ ZIP _____ Country _____

Position or Title _____

Start Date ____ / ____ / ____ (mm/dd/yyyy)

How long in this line of work? ____ Years ____ Months

Check if this statement applies:

- I am employed by a family member, property seller, real estate agent, or other party to the transaction.

 Check if you are the Business Owner or Self-Employed

- I have an ownership share of less than 25%.
 I have an ownership share of 25% or more.

Monthly Income (or Loss)**Gross Monthly Income**

Base _____ /month

Overtime _____ /month

Bonus _____ /month

Commission _____ /month

Military

Entitlements _____ /month

Other _____ /month

TOTAL _____ /month**1d. IF APPLICABLE, Complete Information for Previous Employment/Self Employment and Income** **Does not apply**

Provide at least 2 years of current and previous employment and income.

Employer or Business Name _____

Street _____ Unit # _____

City _____ State _____ ZIP _____ Country _____

Previous Gross Monthly Income

_____ /month

Position or Title _____

Start Date ____ / ____ / ____ (mm/dd/yyyy)

End Date ____ / ____ / ____ (mm/dd/yyyy)

- Check if you were the Business Owner or Self-Employed**

1e. Income from Other Sources **Does not apply**

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Automobile Allowance
- Boarder Income
- Capital Gains
- Child Support
- Disability
- Foster Care
- Housing or Parsonage
- Interest and Dividends
- Mortgage Credit Certificate
- Mortgage Differential Payments
- Notes Receivable
- Public Assistance Certificate
- Retirement (e.g., Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.**Income Source - use list above****Monthly Income****Provide TOTAL Amount Here****Section 2: Financial Information — Assets and Liabilities.**

This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type - use list above**Financial Institution****Account Number****Cash or Market Value**

Checking Account

Wells Fargo

[REDACTED]

\$1,155.17

Savings Account

Wells Fargo

[REDACTED]

\$12,541.16

Provide TOTAL Amount Here**\$13,696.33****Borrower Name:** [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

2b. Other Assets and Credits You Have **Does not apply****2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe** **Does not apply****List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:**

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type - use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Installment	BECU	[REDACTED]	\$17,851.00	<input type="checkbox"/>	\$445.00
Installment	WFBNA AUTO	[REDACTED]	\$11,935.00	<input type="checkbox"/>	\$601.00
Revolving	WFBNA CARD	[REDACTED]	\$3,475.00	<input type="checkbox"/>	\$35.00
Installment	NOT REPORTED	[REDACTED]	\$1,064.00	<input type="checkbox"/>	\$0.00
Installment	NOT REPORTED	[REDACTED]	\$927.00	<input type="checkbox"/>	\$0.00

2d. Other Liabilities and Expenses **Does not apply****Include all other liabilities and expenses below. Choose from the types listed here:**

- Alimony
- Child Support
- Separate Maintenance
- Job Related Expenses
- Other

Monthly Payment

Section 3: Financial Information — Real Estate.This section asks you to list all properties you currently own and what you owe on them. *I do not own any real estate***3a. Property You Own****If you are refinancing, list the property you are refinancing FIRST.**

Address		Unit #	
City	State	ZIP	Country
Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment
\$			For 2-4 Unit Primary or Investment Property
			Monthly Rental Income
			For LENDER to calculate: Net Monthly Rental Income

Mortgage Loans on this Property **Does not apply**

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
				<input type="checkbox"/>		
				<input type="checkbox"/>		

3b. IF APPLICABLE, Complete Information for Additional Property **Does not apply****3c. IF APPLICABLE, Complete Information for Additional Property** **Does not apply****Borrower Name:** [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

11 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Section 4: Loan and Property Information.

This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ 626,444.00 **Loan Purpose** Purchase Refinance Other (specify) _____

Property Address Street _____ Unit # _____
 City Lake Stevens State WA ZIP 98258 County Snohomish
 Number of Units 1 **Property Value** \$ 638,000.00

Occupancy Primary Residence Second Home Investment Property **FHA Secondary Residence**

1. Mixed-Use Property. If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) NO YES

2. Manufactured Home. Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) NO YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing

Does not apply

Creditor Name	Lien Type	Monthly Payment	Loan Amount/Amount to be Drawn	Credit Limit (if applicable)
WA DPA	<input type="radio"/> First Lien <input checked="" type="radio"/> Subordinate Lien	\$	\$18,793.00	\$
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$	\$	\$

4c. Rental Income on the Property You Want to Purchase

For Purchase Only **Does not apply**

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$
For LENDER to calculate: Expected Net Monthly Rental Income	\$

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Lender
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited	Source – use list above	Cash or Market Value
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$

Borrower Name: [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

12 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Section 5: Declarations.

This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

A. Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	<input type="radio"/> NO <input checked="" type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES
B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?	<input checked="" type="radio"/> NO <input type="radio"/> YES
C. Are you borrowing any money for this real estate transaction (e.g., <i>money for your closing costs or down payment</i>) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?	<input checked="" type="radio"/> NO <input type="radio"/> YES \$ _____
D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit (e.g., <i>installment loan, credit card, etc.</i>) on or before closing this loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> YES
E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., <i>the Property Assessed Clean Energy Program</i>)?	<input checked="" type="radio"/> NO <input type="radio"/> YES

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	<input checked="" type="radio"/> NO <input type="radio"/> YES
G. Are there any outstanding judgments against you?	<input checked="" type="radio"/> NO <input type="radio"/> YES
H. Are you currently delinquent or in default on a Federal debt?	<input checked="" type="radio"/> NO <input type="radio"/> YES
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input checked="" type="radio"/> NO <input type="radio"/> YES
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	<input checked="" type="radio"/> NO <input type="radio"/> YES
L. Have you had property foreclosed upon in the last 7 years?	<input checked="" type="radio"/> NO <input type="radio"/> YES
M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy:	<input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13
	<input checked="" type="radio"/> NO <input type="radio"/> YES

Borrower Name: [REDACTED]

Uniform Residential Loan Application
Freddie Mac Form 65 · Fannie Mae Form 1003
Effective 1/2021

13 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Section 6: Acknowledgements and Agreements.

This section tells you about your legal obligations when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
 - (a) electronic signature; or
 - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.

- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Additional Borrower Signature

Date (mm/dd/yyyy)

Borrower Name: [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

Section 7: Military Service.

This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES
If YES, check all that apply:

- Currently serving on active duty with projected expiration date of service/tour ____ / ____ / ____ (mm/dd/yyyy)
- Currently retired, discharged, or separated from service
- Only period of service was as a non-activated member of the Reserve or National Guard
- Surviving spouse

Section 8: Demographic Information.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- Hispanic or Latino
 - Mexican
 - Puerto Rican
 - Cuban
- Other Hispanic or Latino – Print origin:

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- Not Hispanic or Latino
- I do not wish to provide this information

Sex

- Female
- Male
- I do not wish to provide this information

Race: Check one or more

American Indian or Alaska Native – Print name of enrolled or principal tribe:

Asian

- Asian Indian
- Chinese
- Filipino
- Japanese
- Korean
- Vietnamese
- Other Asian – Print race:

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

Black or African American

- Native Hawaiian or Other Pacific Islander
 - Native Hawaiian
 - Guamanian or Chamorro
 - Samoan
- Other Pacific Islander – Print race:

For example: Fijian, Tongan, and so on.

White

- I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES

Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES

Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

Face-to-Face Interview (includes Electronic Media w/ Video Component) Telephone Interview Fax or Mail Email or Internet

Borrower Name: [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

Section 9: Loan Originator Information.

To be completed by your **Loan Originator**.

Loan Originator Information

Loan Originator Organization Name Directors Mortgage, Inc.

Address 14405 SE 36th Street, Suite 206, Bellevue, WA 98006

Loan Originator Organization NMLSR ID# 3240 State License ID# 266627

Loan Originator Name [REDACTED]

Loan Originator NMLSR ID# [REDACTED] State License ID# [REDACTED]

Email [REDACTED]

Phone [REDACTED]

Signature _____ Date (mm/dd/yyyy) 05/27/2025

Borrower Name: [REDACTED]

Uniform Residential Loan Application

Freddie Mac Form 65 · Fannie Mae Form 1003

Effective 1/2021

16 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information

Community Property State

- At least one borrower lives in a community property state.
- The property is in a community property state.

Transaction Detail

- Conversion of Contract for Deed or Land Contract
 - Renovation
 - Construction-Conversion/Construction-to-Permanent
 - Single-Closing
 - Two-Closing
- Construction/Improvement Costs \$ _____
- Lot Acquired Date ____ / ____ / ____ (mm/dd/yyyy)
- Original Cost of Lot \$ _____

Refinance Type

- No Cash Out
- Limited Cash Out
- Cash Out

Refinance Program

- Full Documentation
- Interest Rate Reduction
- Streamlined without Appraisal
- Other _____

Energy Improvement

- Mortgage loan will finance energy-related improvements.
- Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the *Property Assessed Clean Energy program*).

Project Type Condominium Cooperative Planned Unit Development (PUD) Property is not located in a project

L2. Title Information

Title to the Property **Will** be Held in What Name(s):
[REDACTED]

For Refinance: Title to the Property is **Currently** Held in What Name(s):
[REDACTED]

Estate Will be Held in

- Fee Simple
- Leasehold Expiration Date ____ / ____ / ____ (mm/dd/yyyy)

Manner in Which Title Will be Held

- Sole Ownership Joint Tenancy with Right of Survivorship
- Life Estate Tenancy by the Entirety
- Tenancy in Common Other

Trust Information

- Title Will be Held by an *Inter Vivos (Living) Trust*
- Title Will be Held by a Land Trust

Indian Country Land Tenure

- Fee Simple On a Reservation
- Individual Trust Land (*Allotted/Restricted*)
- Tribal Trust Land On a Reservation
- Tribal Trust Land Off Reservation
- Alaska Native Corporation Land

L3. Mortgage Loan Information

Mortgage Type Applied For

- Conventional USDA-RD
- FHA VA Other: _____

Terms of Loan

Note Rate 7.000 %
Loan Term 360 (months)

Mortgage Lien Type

- First Lien
- Subordinate Lien

Amortization Type

Fixed Rate Other (explain): _____

Adjustable Rate

If Adjustable Rate:

Initial Period Prior to First Adjustment _____ (months)

Subsequent Adjustment Period _____ (months)

Loan Features

- Balloon / Balloon Term _____ (months)
- Interest Only / Interest Only Term _____ (months)
- Negative Amortization
- Prepayment Penalty / Prepayment Penalty Term _____ (months)
- Temporary Interest Rate Buydown / Initial Buydown Rate _____ %
- Other (explain): _____

Proposed Monthly Payment for Property

First Mortgage (P & I)	\$ 4,167.75
Subordinate Lien(s) (P & I)	\$ _____
Homeowner's Insurance	\$ 138.59
Supplemental Property Insurance	\$ _____
Property Taxes	\$ 386.60
Mortgage Insurance	\$ 280.88
Association/Project Dues (Condo, Co-Op, PUD)	\$ 23.00
Other	\$ _____
Total	\$ 4,996.82

Borrower Name(s): [REDACTED]

Uniform Residential Loan Application — Lender Loan Information
Freddie Mac Form 65 · Fannie Mae Form 1003

17 of 18

GURLA20_S 0718

GURLA20S (POD)

06/06/2025 01:00 PM PST

Effective 1/2021

L4. Qualifying the Borrower – Minimum Required Funds or Cash Back**DUE FROM BORROWER(S)**

A. Sales Contract Price	\$ 638,000.00
B. Improvements, Renovations, and Repairs	\$
C. Land (<i>if acquired separately</i>)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</i>	\$
F. Borrower Closing Costs (<i>including Prepaid and Initial Escrow Payments</i>)	\$ 28,737.31
G. Discount Points	\$
H. TOTAL DUE FROM BORROWER(s) (<i>Total of A thru G</i>)	\$ 666,737.31

TOTAL MORTGAGE LOANS

I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance (<i>or Mortgage Insurance Equivalent</i>) \$ 615,670.00 Financed Mortgage Insurance (<i>or Mortgage Insurance Equivalent</i>) Amount \$ 10,774.00	\$ 626,444.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <i>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</i>	\$ 18,793.00
K. TOTAL MORTGAGE LOANS (<i>Total of I and J</i>)	\$ 626,444.00

TOTAL CREDITS

L. Seller Credits (<i>Enter the amount of Borrower(s) costs paid by the property seller</i>)	\$
M. Other Credits (<i>Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other</i>)	\$ 34,264.01
N. TOTAL CREDITS (<i>Total of L and M</i>)	\$ 34,264.01

CALCULATION

TOTAL DUE FROM BORROWER(s) (<i>Line H</i>)	\$ 666,737.31
LESS TOTAL MORTGAGE LOANS (<i>Line K</i>) AND TOTAL CREDITS (<i>Line N</i>)	- \$ 660,708.01
Cash From/To the Borrower (<i>Line H minus Line K and Line N</i>) NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$ 6,029.30

Borrower Name(s): [REDACTED]

Form 35R
Inspection Response for Form 35
Rev. 7/23
Page 1 of 1

INSPECTION RESPONSE FOR FORM 35

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 22, 2025 1
 between [REDACTED] Oscar Jesus Sandoval Perez 2 ("Buyer")
 and [REDACTED] Pablo A Perez-Ramirez 2 ("Seller") 3
 concerning [REDACTED] (the "Property"). 4
 Address [REDACTED]

I. BUYER'S RESPONSE OR REQUEST FOR REPAIRS OR MODIFICATION

- Buyer's inspection of the Property is approved and the inspection contingency is satisfied.* 6
- Buyer's inspection of the Property is disapproved and the Agreement is terminated. The Earnest Money shall be 7 refunded to Buyer.* 8
- Buyer gives notice of additional inspection(s). If requested by Seller, the inspector's recommendation is attached. The 9 time for Buyer's response is extended as provided for in Paragraph 5 of Form 35.* 10
- Buyer requests the following modifications and/or repairs described below or on the attached pages. If Seller agrees to 11 these modifications or repairs, the inspection contingency shall be deemed satisfied.** 12

Note: If Buyer provides any portion of the inspection report to Seller without Seller's written request, the inspection 13 contingency shall conclusively be deemed waived. 14

[REDACTED] 05/25/25 [REDACTED] 05/25/25 16

Buyer Date Buyer Date

If Buyer requests modifications and/or repairs, this Form 35R and any other addenda or notice pertaining to the 21 modifications and/or repairs and amendment to the Agreement related to or resulting from the request for modifications 22 and/or repairs shall become a part of the Agreement. 23

II. SELLER'S RESPONSE TO BUYER'S REQUEST FOR REPAIRS OR MODIFICATION.

- Seller agrees to all of the modifications or repairs in Buyer's request. The inspection contingency is satisfied, the parties agree to 24 proceed to Closing as provided in the Agreement, and Buyer's reply, below, is not necessary.** 25
- Seller offers to correct only the following conditions described below or on the attached pages:** 26
- Seller rejects all proposals by Buyer.* 27
- Seller rejects all proposals by Buyer, but proposes the following alternative modifications or repairs described below or 28 on the attached pages:** 29

Seller Date Seller Date 35

III. BUYER'S REPLY TO SELLER'S RESPONSE.

- Buyer accepts Seller's response and agrees to proceed to Closing as provided in the Agreement.** 36
- Buyer rejects Seller's response. Buyer disapproves of the inspection and this Agreement is terminated. The Earnest 37 Money shall be refunded to Buyer.* 38
- Buyer rejects Seller's response, but offers the attached alternative proposal for modification or repair. Buyer 39 acknowledges that the inspection contingency will be waived unless Buyer and Seller reach written agreement or Buyer 40 gives notice disapproving the inspection and terminating the Agreement before the deadline in Paragraph 6(b) of the 41 inspection contingency (NWMLS Form 35).** 42

Buyer Date Buyer Date 44

* This is a notice which requires only one Buyer's or one Seller's signature. 45

** This is not a notice and requires all Buyer's or Seller's signatures. 46

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated May 22, 2025

between [REDACTED] Oscar Jesus Sandoval Perez 1
 Buyer [REDACTED] Pablo A Perez-Ramirez ("Buyer") 2
 and [REDACTED] ("Seller") 3
 concerning [REDACTED] (the "Property"). 4
 Address [REDACTED] State [REDACTED] Zip

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

Buyer's agent to credit buyer's \$500.00 at closing to be used towards closing costs, pre-paid's, rate buy down, prorations.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

31

05/25/25

Buyer's Initials

 PP
 Authentisign

Date

Seller's Initials

Date

Seller's Initials

Date

Form 36
Counteroffer Addendum
Rev. 8/11
Page 1 of 1

©Copyright 2011
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

**COUNTEROFFER ADDENDUM
TO REAL ESTATE PURCHASE AND SALE AGREEMENT**

May 22, 2025

(March 21, 2025)

All terms and conditions of the offer (Real Estate Purchase and Sale Agree [REDACTED])

[REDACTED]	Lake Stevens	WA	98258	(the "Property"), 2
[REDACTED]	City	State	Zip	
[REDACTED] Address				
by [REDACTED] a				, as [REDACTED] Seller 3
and the undersigned [REDACTED]				
are accepted, except for the following changes.				

<input checked="" type="checkbox"/> The Purchase Price shall be \$ 638,000.00	Six Hundred Thirty Eight Thousand	6
		7
<input checked="" type="checkbox"/> Other.		8
Form 21, Page 1, Line 1: Offer Expiration Date Shall be 5/22/2025		9
		10
Form 21, Page 1, Line 11: Closing Date 6/12/2025 or sooner		11
		12
Form 21, Page 1, Line 17: Buyer Brokerage Compensation to be 2.5% as offered.		13
		14
Form 22A, Page 2, Line 3: Loan Cost Provisions. Seller shall pay up to \$10,000 of the purchase price, which shall be applied to Buyer's Loan and settlement costs, including prepaids, loan discount, loan fee, interest buy down, financing, closing or other costs allowed by lender.		15
		16
		17
		18
		19
		20
		21
		22
		23
		24
		25
		26

This counteroffer shall expire at 9:00 p.m. on _____ (if not filled in, two days after it is delivered), 27
unless it is sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the counterofferor, 28
their broker or at the licensed office of their broker. If this counteroffer is not so accepted, it shall lapse and the 29
Earnest Money shall be refunded to Buyer. 30

All other terms and conditions of the above offer are incorporated herein by reference as though fully set forth. 31

[REDACTED]	05/22/25	[REDACTED]	05/22/25
Signature	Date	Signature	Date

The above counteroffer is accepted. [Signature] 05/22/25 [REDACTED]		05/22/25 [REDACTED] Date [Signature] Date
--	--	--

Form 21
Residential PSA
Rev. 8/24
Page 2 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT
General Terms

©Copyright 2024
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- a. **Purchase Price.** Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures. 1
2
3
4
5
6
- b. **Earnest Money.** Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term No. 7 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein. 7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
- c. Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest Money. Pursuant to RCW 64.04.220, Closing Agent shall deliver notice of the demand to the other party within 15 days. If the other party does not object to the demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to \$750.00 for the costs thereof. The parties acknowledge that RCW 64.04.220 requires the court to award the Closing Agent its reasonable attorneys' fees and costs associated with an interpleader action. 22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
- c. **Included Items.** Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating remote controls and access permissions. Unless otherwise agreed, if any of the above items are leased or encumbered, Seller shall acquire clear title before Closing. 40
41
42
43
44
45
46
47
- d. **Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title. 48
49
50
51
52
53
54
55
56

M.P 5/20/25 F.P. (5/20/25) D.S.P. 5-20-25
Buyer's Initials Date Buyer's Initials Date

Authentisign
jc 05/22/25
Seller's Initials Date

Authentisign
CC 05/22/25
Seller's Initials Date

Form 21
Residential PSA
Rev. 8/24
Page 3 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT
General Terms

©Copyright 2024
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- e. **Title Insurance.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additional protection and inflation protection endorsements, if available. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Buyer Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title. 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71
- f. **Closing and Possession.** This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys, garage door remotes, and access codes to Buyer on the Closing Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is provided possession. Seller shall either repair or replace any system or appliance (including, but not limited to plumbing, heat, electrical, and all Included Items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that Seller has maintained the Property and systems/appliances as required by this paragraph. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld. If possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable. 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88
- RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. RCW 43.44.110 requires the seller of a dwelling unit, that does not have at least one smoke detection device, to provide at least one smoke detection device in the unit before the buyer or any other person occupies the unit following a sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller complies with RCW 19.27.530 or RCW 43.44.110. Buyer and Seller shall hold the Brokers and their Firms harmless from any claim resulting from Seller's failure to install a carbon monoxide alarm(s) or smoke detector(s) in the Property. 89 90 91 92 93 94 95
- g. **Section 1031 Like-Kind Exchange.** If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange. 96 97 98 99 100 101 102
- h. **Closing Costs and Prorations and Charges and Assessments.** Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides such statement to the Closing Agent. Seller shall pay all utility and internet charges, including unbilled charges. Unless waived in Specific Term No. 12, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent). 103 104 105 106 107 108 109 110 111 112 113

M.P. 5/20/25 F.P. 5/20/25

0.5P. 5-20-25

Date

Buyer's Initials

Date

Seller's Initials

J.C. 05/22/25

Authentisign
CC

Seller's Initials

05/22/25

Date

Form 21
Residential PSA
Rev. 8/24
Page 4 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT
General Terms

©Copyright 2024
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or 114
other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that 115
are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid 116
as agreed in Specific Term No. 13. 117

i. **Sale Information.** Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all 118
terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone 119
else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, 120
and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information 121
and copies of documents concerning this sale. 122

j. **Seller Citizenship and FIRPTA.** Seller warrants that the identification of Seller's citizenship status for purposes of U.S. 123
income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 124
under the Foreign Investment in Real Property Tax Act ("FIRPTA") and provide the certification to the Closing Agent 125
within 10 days of mutual acceptance. If Seller is a foreign person for purposes of U.S. income taxation, and this 126
transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount 127
to the Internal Revenue Service. Seller shall pay any fees incurred by Buyer related to such withholding and payment. 128

If Seller fails to provide the FIRPTA certification to the Closing Agent within 10 days of mutual acceptance, Buyer may 129
give notice that Buyer may terminate the Agreement at any time 3 days thereafter (the "Right to Terminate Notice"). If 130
Seller has not earlier provided the FIRPTA certification to the Closing Agent, Buyer may give notice of termination of 131
this Agreement (the "Termination Notice") any time following 3 days after delivery of the Right to Terminate Notice. If 132
Buyer gives the Termination Notice before Seller provides the FIRPTA certification to the Closing Agent, this Agreement 133
is terminated and the Earnest Money shall be refunded to Buyer. 134

k. **Notices and Delivery of Documents.** Any notice related to this Agreement (including revocations of offers or 135
counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 136
only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 137
must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 138
Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 139
17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 140
and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and 141
Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice. 142

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 143
document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Buyer 144
Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified 145
on page one of this Agreement; (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the e-mail 146
(an automatic e-mail reply does not constitute written acknowledgment); or (iii) if a party is unrepresented, the e-mail is 147
sent directly to the party's e-mail address specified on page one of this Agreement. At the request of either party, or the 148
Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original document. 149

I. **Computation of Time.** Unless otherwise specified in this Agreement, any period of time measured in days and stated in 150
this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last 151
calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal 152
holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, 153
Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the Possession Date, 154
shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar 155
date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday 156
as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a 157
Saturday, Sunday, legal holiday, or day when the county recording office is closed. When counting backwards from 158
Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is a Saturday, 159
Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day, moving 160
forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree upon and attach a 161
legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of 162
computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to 163
the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement. 164

m. **Integration and Electronic Signatures.** This Agreement constitutes the entire understanding between the parties and 165
supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 166
be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 167
electronic form has the same legal effect and validity as a handwritten signature. 168

M.P 5/20/25 F.P. 5/25/25 O.S.P. 5/20/25
Buyer's Initials Date Buyer's Initials Date

J.C. 05/22/25
Seller's Initials Date

CC 05/22/25
Seller's Initials Date

Form 21
Residential PSA
Rev. 8/24
Page 5 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT
General Terms

©Copyright 2024
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- n. **Assignment.** Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the Buyer on the first page of this Agreement. 169
170
171
- o. **Default.** In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following provision, as identified in Specific Term No. 8, shall apply: 172
173
 - i. **Forfeiture of Earnest Money.** That portion of the Earnest Money that does not exceed five percent (5%) of the Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure. 174
175
 - ii. **Seller's Election of Remedies.** Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue any other rights or remedies available at law or equity. 176
177
178
179
- p. **Professional Advice and Attorneys' Fees.** Buyer and Seller are advised to seek the counsel of an attorney and a certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' fees and expenses. 180
181
182
183
- q. **Offer.** This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 184
185
186
187
- r. **Counteroffer.** Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 188
189
190
191
192
193
- s. **Offer and Counteroffer Expiration Date.** If no expiration date is specified for an offer/counteroffer, the offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, unless sooner withdrawn. 194
195
196
- t. **Agency Disclosure.** Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch Manager (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. Listing Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. All parties acknowledge receipt of the pamphlet entitled "Real Estate Brokerage in Washington." 197
198
199
200
201
- u. **Brokerage Firm Compensation.** Seller and Buyer shall pay compensation in accordance with any listing or compensation agreement to which they are a party. The Listing Brokerage Firm's compensation shall be paid as specified in the listing agreement. The compensation offered by Seller to the Buyer Brokerage Firm, if any, is set forth in Specific Term No. 17(a), and if there is any inconsistency between the Buyer Brokerage Firm's compensation offered and the description of the offered compensation stated in Specific Term No. 17(a), the terms shall be as set forth in the published offer. Seller shall pay the Buyer Brokerage Firm compensation set forth in Specific Term No. 17(b). Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such compensation and irrevocably instruct the Closing Agent to disburse the compensation directly to the Firm(s). In any action by Listing or Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third-party beneficiaries under this Agreement. 202
203
204
205
206
207
208
209
210
211
212
213
- v. **Cancellation Rights/Lead-Based Paint.** If a residential dwelling was built on the Property prior to 1978, and Buyer receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter. 214
215
216
- w. **Information Verification Period.** Unless satisfied/waived, Buyer shall have the time period set forth in Specific Term No. 15 (10 days after mutual acceptance if not filled in) to verify all information provided from Seller or Listing Brokerage Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within the time period set forth in Specific Term No. 15. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 217
218
219
220
221

M. P. 5/20/25 FR. 5/10/25
Buyer's Initials Date

D.s.p. 5-20-25
Buyer's Initials Date

J.C. 05/22/25
Seller's Initials Date

CC 05/22/25
Seller's Initials Date

Form 21
Residential PSA
Rev. 8/24
Page 6 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT
General Terms

©Copyright 2024
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- x. **Property Condition Disclaimer.** Buyer and Seller agree, that except as provided in this Agreement, all representations and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that may only be revealed by careful inspection. Buyer is advised to investigate whether the Property is suitable for Buyer's intended use and to ensure the water supply is sufficient to meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local ordinances may restrict short term rentals of the Property. Buyer and Seller acknowledge that home protection plans may be available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the parties with locating and selecting third-party service providers, such as inspectors or contractors, but Brokers cannot guarantee or be responsible for the services provided by those third parties. The parties shall exercise their own judgment and due diligence regarding third-party service providers. 222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
- y. **Fair Housing.** Seller and Buyer acknowledge that local, state, and federal fair housing laws prohibit discrimination based on sex, marital status, sexual orientation, gender identity, race, creed, color, religion, caste, national origin, citizenship or immigration status, families with children status, familial status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, or the use of a support or service animal by a person with a disability. 243
244
245
246
247

M.P. 5/20/25 F.P. 5/20/25
Buyer's Initials Date

O.S.P. 5/20/25
Buyer's Initials Date

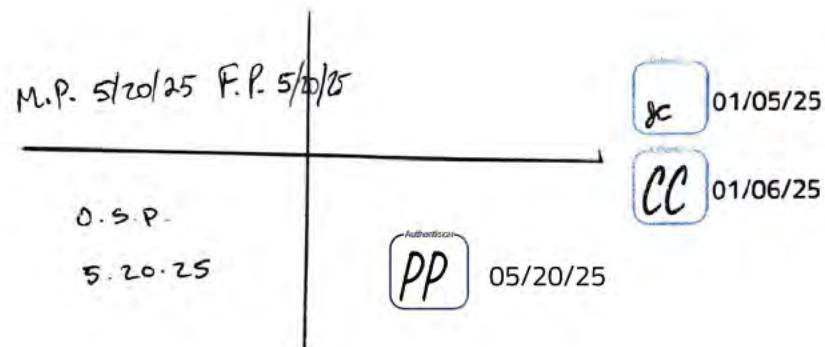
Seller's Initials 05/22/25
Authentisign

CC 05/22/25
Authentisign
Seller's Initials Date

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 4, CEDAR WINDS, AS PER PLAT RECORDED APRIL 11, 2001 UNDER RECORDING NO. 200104115005,
RECORDS OF SNOHOMISH COUNTY AUDITOR;

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



Form 22A
Financing Addendum
Rev. 7/23
Page 1 of 3

**FINANCING ADDENDUM TO
PURCHASE & SALE AGREEMENT**

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5-20-2025 1
 between Buyer 2
 and Seller 3
 concerning Lake Stevens WA 98258 4 (the "Property").
 City State Zip

1. LOAN APPLICATION.

- a. **Loan Application.** This Agreement is contingent on Buyer obtaining the following type of loan or loans to purchase the Property (the "Loan(s)": Conventional First; Conventional Second; Bridge; VA; FHA; USDA; Home Equity; Down Payment Program; Other _____ (the "Financing Contingency"). In addition to the Loans, Buyer shall make a down payment in the amount of \$ _____; or 3.5 % of the Purchase Price. Buyer shall make application for the Loans to pay the balance of the Purchase Price and pay the application fee, if required, for the subject Property within _____ days (5 days if not filled in) after mutual acceptance of this Agreement. For the purposes of this Addendum, "application" means the submission of Buyer's financial information for the purposes of obtaining an extension of credit including Buyer's name, income, social security number (if required), the Property address, purchase price, and the loan amount. If not waived, the Financing Contingency shall survive the Closing Date. 15
- b. **Waiver of Financing Contingency.** If Buyer (i) fails to make application for financing for the Property within the agreed time; (ii) changes the type of loan at any time without Seller's prior written consent; or (iii) changes the lender without Seller's prior written consent after the agreed upon time to apply for financing expires, then the Financing Contingency shall be deemed waived. Buyer's waiver of the Financing Contingency under this Paragraph 1(b) also constitutes waiver of Paragraph 5 (Appraisal Less Than Sales Price). For purposes of this Addendum, "lender" means either the party to whom the application was submitted or the party funding the loan. 21
 Buyer authorizes Listing Broker and Seller to inquire about the status of Buyer's loan approval with lender any time prior to Closing. Buyer will execute an authorization form, if required by lender, to accomplish the same. 23

2. FINANCING CONTINGENCY. Select "a" or "b" ("a" if neither is selected). 24

a. **Seller's Notice to Perform.** 25

- i. **Notice to Perform.** At any time _____ days (21 days if not filled in) after mutual acceptance, Seller may give "Notice to Perform" requesting that Buyer waive the Financing Contingency and that Seller may give notice to terminate the Agreement at any time 3 days after delivery of that notice if Buyer does not earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice. 26
 27
 28
 29
- ii. **Notice of Termination.** If Buyer has not previously waived the Financing Contingency, Seller may give "Notice of Termination" of this Agreement any time 3 days after delivery of Notice to Perform. If Seller gives Notice of Termination before Buyer has waived the Financing Contingency, this Agreement is terminated and the Earnest Money shall be refunded to Buyer. NWMLS Form 22AR shall be used for this notice. 30
 31
 32
 33
- iii. **Appraisal Less Than Sales Price.** Buyer's waiver of the Financing Contingency under this Paragraph 2(a) will; or will not (will not, if not filled in) constitute waiver of Paragraph 5 (Appraisal Less Than Sales Price). 34
 35

b. **Automatic Waiver of Financing Contingency.** 36

- i. **Waiver.** The Financing Contingency shall conclusively be deemed waived unless within _____ days (21 days if not filled in) after mutual acceptance, Buyer gives notice of termination of this Agreement. If Buyer gives timely notice of termination, the Earnest Money shall be refunded to Buyer after Buyer delivers written confirmation from Buyer's lender as required by Paragraph 4. 37
 38
 39
 40
- ii. **Appraisal Less Than Sales Price.** Buyer's waiver of the Financing Contingency under this Paragraph 2(b) will; or will not (will not, if not filled in) constitute waiver of Paragraph 5 (Appraisal Less Than Sales Price). 41
 42

M.P. 5/20/25 / F.P. 5/20/25
 Buyer's Initials Date

O.S.P. 5.20.25
 Buyer's Initials Date

Authentisign
 8C 05/22/25
 Seller's Initials Date

Authentisign
 CC 05/22/25
 Seller's Initials Date

Form 22A
Financing Addendum
Rev. 7/23
Page 2 of 3

**FINANCING ADDENDUM TO
PURCHASE & SALE AGREEMENT**

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- 3. LOAN COST PROVISIONS.** Seller shall pay up to \$ 20,000.00; or _____ % of the Purchase Price 43
(\$0.00 if not filled in), which shall be applied to Buyer's Loan(s) and settlement costs, including prepaids, loan 44
discount, loan fee, interest buy down, financing, closing or other costs allowed by lender. That amount shall include 45
the following costs that lender is prohibited from collecting from Buyer: (a) up to \$300.00 for Buyer's Loan(s) and 46
settlement costs for FHA/USDA/VA loans; and (b) unless agreed otherwise below, Buyer's share of the escrow fee 47
for a VA loan. Seller shall pay the costs for (a) and (b), even if the amount agreed upon in this Paragraph 3 is 48
insufficient to pay for those costs. If checked, Buyer shall pay Buyer's share of the escrow fee for the VA loan 49
(note that VA regulations prohibit Buyer from paying loan and settlement costs exceeding one percent of the amount 50
of the loan). Buyer's waiver of the Financing Contingency shall not change the parties' obligations under this 51
Paragraph 3. 52
- 4. EARNEST MONEY.** If Buyer has not waived the Financing Contingency, and is unable to obtain financing by 53
Closing after a good faith effort then, on Buyer's notice, this Agreement shall terminate. The Earnest Money shall 54
be refunded to Buyer after lender confirms in writing (a) the date Buyer's loan application for the Property was 55
made, including a copy of the loan estimate that was provided to Buyer; (b) that Buyer possessed sufficient non-56
contingent funds to close (e.g. down payment, closing costs, etc.); and (c) the reasons Buyer was unable to obtain 57
financing by Closing. If Seller terminates this Agreement, the Earnest Money shall be refunded without need for 58
such confirmation. 59
- 5. APPRAISAL LESS THAN SALE PRICE.** 60
- a. **Notice of Low Appraisal.** If lender's appraised value of the Property is less than the Purchase Price, Buyer 61
may, within 3 days after receipt of a copy of lender's appraisal, give notice of low appraisal, which shall include 62
a copy of lender's appraisal. NWMLS Form 22AN may be used for the notices in this Paragraph 5. 63
- b. **Seller's Response.** Seller shall, within 10 days after Buyer's notice of low appraisal, give notice of: 64
- i. A reappraisal or reconsideration of value, at Seller's expense, by the same appraiser or another appraiser 65
acceptable to lender, in an amount not less than the Purchase Price. Buyer shall promptly seek lender's 66
approval of such reappraisal or reconsideration of value. The parties are advised that lender may elect not 67
to accept a reappraisal or reconsideration of value; 68
 - ii. Seller's consent to reduce the Purchase Price to an amount not more than the amount specified in the 69
appraisal or reappraisal by the same appraiser, or an appraisal by another appraiser acceptable to lender, 70
whichever is higher. (This provision is not applicable if this Agreement is conditioned on FHA, VA, or USDA 71
financing. FHA, VA, and USDA financing does not permit the Buyer to be obligated to buy if the Seller reduces 72
the Purchase Price to the appraised value. Buyer, however, has the option to buy at the reduced price.); 73
 - iii. Seller's proposal to reduce the Purchase Price to an amount more than the amount specified in the 74
appraisal and for Buyer to pay the necessary additional funds (the amount the reduced Purchase Price 75
exceeds the appraised value) to close the sale; or 76
 - iv. Seller's rejection of Buyer's notice of low appraisal. 77
- If Seller timely delivers notice of (i) reappraisal or reconsideration of value; or (ii) consent to reduce the Purchase 78
Price to an amount not more than the amount specified in the appraisal (except for FHA, VA, or USDA 79
financing), and lender accepts Seller's response, then Buyer shall be bound by Seller's response. 80
- c. **Buyer's Reply.** 81
- i. Buyer shall have 3 days from either Seller's notice of rejection of low appraisal or, if Seller fails to respond, 82
the day Seller's response period ends, whichever is earlier, to (a) waive the Financing Contingency (including 83
waiver of this Paragraph 5); or (b) terminate the Agreement, in which event the Earnest Money shall be 84
refunded to Buyer. 85
 - ii. If Seller proposes to reduce the Purchase Price to an amount more than the appraised value, Buyer shall 86
have 3 days to (a) accept and represent that Buyer has sufficient funds to close the sale in accordance with 87
this provision; or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer. 88
 - iii. If Seller consents to reduce the Purchase Price to an amount not more than the appraised value for FHA, VA, 89
or USDA financing, Buyer shall have 3 days to (a) give notice that Buyer will buy at the reduced price; or (b) 90
terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer. 91

M.P 5/20/25 F.P. 5/20/25
Buyer's Initials Date

O.S.P. 5.20.25
Buyer's Initials Date

Authentic
jc 05/22/25
Seller's Initials Date

Authentic
CC 05/22/25
Seller's Initials Date

Form 22A
Financing Addendum
Rev. 7/23
Page 3 of 3

**FINANCING ADDENDUM TO
PURCHASE & SALE AGREEMENT**

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Buyer's inaction during this reply period shall result in termination of the Agreement and return of the Earnest Money to Buyer. The Closing Date shall be extended as necessary to accommodate the foregoing times for notices.

- d. **Appraisal, Inspection, and Work Orders.** Seller shall permit appraisals and inspections required by lender, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller is not obligated to pay for such appraisals or inspections unless otherwise agreed. The parties acknowledge that the lender's appraisal may condition the appraised value of the Property on the completion and approval of work orders prior to Closing ("Appraisal Work Order"). Buyer shall, within 3 days of receiving an Appraisal Work Order, give notice to Seller, which notice shall include a copy of the Appraisal Work Order. If Buyer is unable to obtain financing by Closing due to an incomplete Appraisal Work Order then, on Buyer's notice, this Agreement shall terminate. If Buyer has not waived this Paragraph 5, the Earnest Money shall be refunded to Buyer after providing lender's confirmation in compliance with Paragraph 4, including lender's statement that Buyer was unable to obtain financing by Closing due to an incomplete Appraisal Work Order. 92
93
94
- 6. **FHA/VA/USDA - APPRAISAL CERTIFICATE.** If this Agreement is contingent on Buyer obtaining FHA, VA, or USDA financing, notwithstanding any other provisions of this Agreement, Buyer is not obligated to complete the purchase of the Property unless Buyer has been given in accordance with HUD/FHA, VA, or USDA requirements a written statement by FHA, VA, USDA or a Direct Endorsement lender, setting forth the appraised value of the Property (excluding closing costs). Seller and Buyer shall execute a document setting forth the prior provision, or similar provision, known as the FHA, VA, or USDA amendatory clause, as required by lender. Buyer shall pay the costs of any appraisal. If the appraised value of the Property is less than the Purchase Price, Buyer may give the notice of low appraisal in Paragraph 5. 95
96
97
98
99
100
101
102
103
104
- Purpose of Appraisal. The appraised valuation is arrived at only to determine the maximum mortgage FHA, VA, or USDA will insure. FHA, VA, or USDA do not warrant the value or the condition of the Property. Buyer agrees to satisfy himself/herself that the price and condition of the Property are acceptable. 105
106
107
108
109
110
111
112
113
114
115
- 7. **VA AMENDATORY CLAUSE.** If the Buyer is obtaining VA financing, it is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veterans Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs. 116
117
118
119
120
121
- 8. **EXTENSION OF CLOSING.** If, through no fault of Buyer, lender is required by 12 CFR 1026 to give corrected disclosures to Buyer due to (a) a change in the Annual Percentage Rate ("APR") of Buyer's Loan(s) by .125% or more for a fixed rate loan or .250% or more for an adjustable rate loan; (b) a change in the loan product; or (c) the addition of a prepayment penalty, then upon notice from Buyer, the Closing Date shall be extended for up to 4 days to accommodate the requirements of Regulation Z of the Truth in Lending Act. This Paragraph 8 shall survive Buyer's waiver of this Financing Contingency. 122
123
124
125
126
127

M.P. 5/20/25 F.P. 5/20/25 D.S.P. 5/20/25
Buyer's Initials Date Buyer's Initials Date

Authentisign
JC 05/22/25
Seller's Initials Date

Authentisign
CC 22/25
Seller's Initials Date

Form 22D
Optional Clauses Addendum
Rev. 3/21
Page 1 of 2

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated S-20-2025 1
 between [REDACTED] ("Buyer") 2
 and [REDACTED] ("Seller") 3
 concerning [REDACTED] City Stevens State WA Zip 98258 (the "Property"). 4

CHECK IF INCLUDED:

- Square Footage/Lot Size/Encroachments.** The Listing Broker and Buyer Broker make no representations concerning: (a) the lot size or the accuracy of any information provided by the Seller; (b) the square footage of any improvements on the Property; (c) whether there are any encroachments (fences, rockeries, buildings) on the Property, or by the Property on adjacent properties. Buyer is advised to verify lot size, square footage and encroachments to Buyer's own satisfaction. 6
7
8
9
10
- 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: 11
12
13
 - Standard Owner's Coverage.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with homeowner's additional protection and inflation protection endorsements, if available at no additional cost, rather than the Homeowner's Policy of Title Insurance. 14
15
16
17
 - Extended Coverage.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense to apply for an ALTA or comparable Extended Coverage Policy of Title Insurance, rather than the Homeowner's Policy of Title Insurance. Buyer shall pay the increased costs associated with the Extended Coverage Policy, including the excess premium over that charged for Homeowner's Policy of Title Insurance and the cost of any survey required by the title insurer. 18
19
20
21
22
- Seller Cleaning.** Seller shall clean the interiors of any structures and remove all trash, debris and rubbish from the Property prior to Buyer taking possession. 23
24
- Personal Property.** Unless otherwise agreed, Seller shall remove all personal property from the Property not later than the Possession Date. Any personal property remaining on the Property thereafter shall become the property of Buyer, and may be retained or disposed of as Buyer determines. 25
26
27
- Utilities.** To the best of Seller's knowledge, Seller represents that the Property is connected to: 28
 - public water main; public sewer main; septic tank; well (specify type) _____; 29
 - irrigation water (specify provider) _____; natural gas; telephone; electricity; 30
 - cable (specify provider) _____; internet (specify provider) _____; 31
 - other _____ . 32
- 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 furnish Buyer the information below in writing as soon as available: 33
34
35

WALL INSULATION: TYPE: _____	THICKNESS: _____	R-VALUE: _____
CEILING INSULATION: TYPE: _____	THICKNESS: _____	R-VALUE: _____
OTHER INSULATION DATA: _____		

M.R 5/20/25 F.P 5/20/25
Buyer's Initials Date

O.S.P. 5-20-25
Buyer's Initials Date

[Signature] 05/22/25
Seller's Initials Date

[Signature] 05/22/25
Seller's Initials Date

Form 22D
Optional Clauses Addendum
Rev. 3/21
Page 2 of 2

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

Continued

7. **Leased Property Review Period and Assumption.** Buyer acknowledges that Seller leases the following items of personal property that are included with the sale: propane tank; security system; satellite dish and operating equipment; other _____ . 39
 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. 40
 41
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 5 days (10 days if not filled in) of mutual acceptance: 49
 a. Association rules and regulations, including, but not limited to architectural guidelines; 50
 b. Association bylaws and covenants, conditions, and restrictions (CC&Rs); 51
 c. Association meeting minutes from the prior two (2) years; 52
 d. Association Board of Directors meeting minutes from the prior six (6) months; and 53
 e. Association financial statements from the prior two (2) years and current operating budget. 54
 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 above documents or the date that the above documents are due, whichever is earlier, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. 55
 56
9. **Homeowners' Association Transfer Fee.** If there is a transfer fee imposed by the homeowners' association or any other association (e.g. a "move-in" or "move-out" fee), the fee shall be paid by the party as provided for in the association documents. If the association documents do not provide which party pays the fee, the fee shall be paid by Buyer; Seller (Seller if not filled in). 62
 63
 64
 65
10. **Excluded Item(s).** The following item(s), that would otherwise be included in the sale of the Property, is 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): 66
 67
 68
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: 69
 70
- a. Home warranty provider: _____ 71
 b. Seller shall pay up to \$ _____ (\$0.00 if not filled in) of the cost for the home warranty, together with any included options, and Buyer shall pay any balance. 72
 c. Options to be included: _____ 73
 _____ (none, if not filled in). 74
 d. Other: _____ . 75
12. **Other.** Per form 35. Buyer's Home inspection
Contingency Shall be Considered "Pass/Fail"
Only. 76
 77
 78

M.R 5/20/25 F.R 5/20/25

Buyer's Initials

Date

O.S.P. 5/20/25

Buyer's Initials

Date

gc 05/22/25

Seller's Initials

Date

CC 05/22/25

Sellers Initials

Date

Form 22K
Identification of Utilities Addendum
Rev. 3/21
Page 1 of 1

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

**IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated 5/20/2025 1
between [REDACTED] 2
[REDACTED] Marcie [REDACTED] [REDACTED] ("Buyer") 3

[REDACTED] ("Seller") 4
concerning [REDACTED]

[REDACTED] request the Closing Agent to administer the disbursement of closing funds
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities
providing service to the Property and having lien rights are as follows:

WATER DISTRICT:

Snohomish County PUD

Name	e-mail or website (optional)
425-783-1000	

Address

SEWER DISTRICT:

City, State, Zip	Fax. No. (optional)
City of Lake Stevens	

Name	e-mail or website (optional)
425-334-8588	

Address

IRRIGATION DISTRICT:

City, State, Zip	Fax. No. (optional)

Name	e-mail or website (optional)

Address

GARBAGE:

City, State, Zip	Fax. No. (optional)
Waste Management	

Name	e-mail or website (optional)
800-592-9995	

Address

ELECTRICITY:

City, State, Zip	Fax. No. (optional)
Snohomish County PUD	

Name	e-mail or website (optional)
425-783-1000	

Address

GAS:

City, State, Zip	Fax. No. (optional)
PSE	

Name	e-mail or website (optional)
(888) 225-5773	

Address

SPECIAL DISTRICT(S):
(local improvement districts or
utility local improvement districts)

City, State, Zip	Fax. No. (optional)

Name	e-mail or website (optional)

Address

City, State, Zip	Fax. No. (optional)

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and addresses of the utility providers identified by Seller.

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges (including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or to insure payment of, Seller's utility charges.

M.P 5/20/25 F.P 5/20/25

D.S.P. 5-20-25

Buyer's Initials

Date

gc

03/26/2025

Seller's Initials

Date

CC

03/26/2025

Seller's Initials

Date

Form 22T
Title Contingency Addendum
Rev. 7/23
Page 1 of 1

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

TITLE CONTINGENCY ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated 5-20-2025 1
 between _____ "Buyer" 2
 and _____ ("Seller") 3
 concerning _____ Address _____ City _____ State _____ Zip _____ 4
 Lake Stevens WA 98258 (the "Property").

1. Title Contingency. This Agreement is subject to Buyer's review of a preliminary commitment for title insurance, together with any easements, covenants, conditions and restrictions of record. Buyer shall have 1 days (5 days if not filled in) from the date of Buyer's receipt of the preliminary commitment for title insurance; or mutual acceptance (from the date of Buyer's receipt, if neither box checked) to give notice of Buyer's disapproval of exceptions contained in the preliminary commitment. If Buyer receives the preliminary commitment before mutual acceptance, Buyer's time to review shall begin on mutual acceptance. The preliminary commitment delivered for review under this contingency need not identify Buyer as the insured. 5
 6
 7
 8
 9
 10
 11

Seller shall have _____ days (5 days if not filled in) after Buyer's notice of disapproval to give Buyer notice that Seller will clear all disapproved exceptions. Seller shall have until the Closing Date to clear all disapproved exceptions. 12
 13
 14

If Seller does not give timely notice that Seller will clear all disapproved exceptions, Buyer may terminate this Agreement within 3 days after the deadline for Seller's notice. In the event Buyer elects to terminate the Agreement, the Earnest Money shall be returned to Buyer. If Buyer does not timely terminate the Agreement, Buyer shall be deemed to have waived all objections to title, which Seller did not agree to clear. 15
 16
 17
 18

- 2. Supplemental Title Reports.** If supplemental title reports disclose new exception(s) to the title commitment, then the above time periods and procedures for notice, correction, and termination for those new exceptions shall apply to the date of Buyer's receipt of the supplemental title report. The Closing date shall be extended as necessary to accommodate the foregoing times for notices. 19
 20
 21
 22
- 3. Marketable Title.** This Addendum does not relieve Seller of the obligation to provide marketable title at Closing as provided for in the Agreement. 23
 24

M.P 5/20/25 F.P 5/20/25 O.S.P. 5-20-25
 Buyer's Initials Date Buyer's Initials Date

Authentisign
 jc 05/22/25
 Seller's Initials Date

Authentisign
 CC 05/22/25
 Seller's Initials Date

Form 35
Inspection Addendum
Rev. 7/23
Page 1 of 2

**INSPECTION ADDENDUM TO
PURCHASE AND SALE AGREEMENT**

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5-20-2025 1

between [REDACTED] 2

[REDACTED] ("Seller") 3

[REDACTED] 4

1. INSPECTION CONTINGENCY. This Agreement is conditioned on Buyer's subjective satisfaction with inspections of the Property and the improvements on the Property. Buyer's inspections may include, at Buyer's option and without limitation, the structural, mechanical and general condition of the improvements to the Property, compliance with building and zoning codes, an inspection of the Property for hazardous materials, a pest inspection, and a soils/stability inspection. Buyer's general home inspection must be performed by Buyer or a person licensed under RCW 18.280. Buyer may engage specialists (e.g. plumbers, electricians, roofers, etc.) to conduct further inspections of the Property. 5
6
7
8
9
10
11

a. **Sewer Inspection.** Buyer's inspection of the Property may; may not (may, if not checked) include an inspection of the sewer system, which may include a sewer line video inspection and assessment and may require the inspector to remove toilets or other fixtures to access the sewer line. 12
13
14

2. BUYER'S OBLIGATIONS. All inspections are to be (a) ordered by Buyer, (b) performed by inspectors of Buyer's choice, and (c) completed at Buyer's expense. Buyer shall not alter the Property or any improvements on the Property without first obtaining Seller's permission. Buyer is solely responsible for interviewing and selecting all inspectors. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf. 15
16
17
18
19
20

3. BUYER'S NOTICE. This inspection contingency shall conclusively be deemed waived and Seller shall not be obligated to make any repairs or modifications unless within 5 days (10 days if not filled in) after mutual acceptance of this Agreement (the "Initial Inspection Period"), Buyer gives notice (a) approving the inspection and waiving this contingency; (b) disapproving the inspection and terminating the Agreement; (c) that Buyer will conduct additional inspections; or (d) proposing repairs to the property or modifications to the Agreement. If Buyer disapproves the inspection and terminates the Agreement, the Earnest Money shall be refunded to Buyer. If Buyer proposes repairs to the property or modifications to the Agreement, including adjustments to the purchase price or credits for repairs to be performed after Closing, the parties shall negotiate as set forth in Paragraph 6, below. The parties may use NWMLS Form 35R to give notices required by this Addendum. 21
22
23
24
25
26
27
28
29

4. INSPECTION REPORT. Buyer shall not provide the inspection report, or portions of the report, to Seller, unless Seller requests otherwise in writing. Upon Seller's written request, Buyer shall provide to Seller the inspection report, portions of the report, or the inspector's recommendation for additional inspections, as requested by Seller. 30
31
32

a. **Waiver of Contingency by Buyer.** If Buyer provides any portion of the inspection report to Seller without Seller's prior written request or consent, the inspection contingency shall conclusively be deemed waived. 33
34

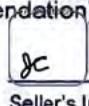
b. **Seller Request.** The selection of any checkbox below by Seller shall not be considered a counteroffer. 35

- Seller requests that Buyer provide the inspection report to Seller. 36
- If Buyer requests repairs or modifications to the Agreement, Seller requests that Buyer provide only the portions of the inspection report related to the requested repairs or modifications to Seller. 37
38
- If Buyer provides notice of additional inspections pursuant to Paragraph 5, Seller requests that Buyer provide a copy of the inspector's recommendation for additional inspections to Seller. 39
40

5. ADDITIONAL TIME FOR INSPECTIONS. If an inspector so recommends, Buyer shall have additional time to obtain further evaluation of any item by a specialist at Buyer's option and expense if, on or before the end of the Initial Inspection Period, Buyer provides notice that Buyer will seek additional inspections and, upon Seller's request, a copy of the inspector's recommendation. If Buyer provides timely notice of additional inspections (and, if requested by Seller, a copy of the inspector's recommendation), Buyer shall have (5 days if not 41
42
43
44
45

M.P. 5/20/25 F.P. 5/20/25
Buyer's Initials Date

D.S.P. 5-20-25
Buyer's Initials Date

 05/22/25
Seller's Initials Date
 05/22/25
Seller's Initials Date

Form 35
Inspection Addendum
Rev. 7/23
Page 2 of 2

**INSPECTION ADDENDUM TO
PURCHASE AND SALE AGREEMENT**
Continued

©Copyright 2023
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

filled in) after giving the notice to obtain the additional inspection(s) as recommended by the inspector and the Initial Inspection Period shall be so extended.	46 47
6. BUYER'S REQUESTS FOR REPAIRS OR MODIFICATIONS. If Buyer requests repairs or modifications pursuant to Paragraph 3, the parties shall negotiate as set forth in this Paragraph 6. Buyer's initial request and Seller's response made in accordance with the following procedures are irrevocable for the time period provided.	48 49 50
a. Seller's Response to Request for Repairs or Modifications. Seller shall have _____ days (3 days if not filled in) after receipt of Buyer's request for repairs or modifications to give notice that Seller (i) agrees to the repairs or modifications proposed by Buyer; (ii) agrees to some of the repairs or modifications proposed by Buyer; (iii) rejects all repairs or modifications proposed by Buyer; or (iv) offers different or additional repairs or modifications. If Seller agrees to the terms of Buyer's request for repairs or modifications, this contingency shall be satisfied and Buyer's Reply shall not be necessary. If Seller does not agree to all of Buyer's repairs or modifications, Buyer shall have an opportunity to reply, as follows:	51 52 53 54 55 56 57
b. Buyer's Reply. If Seller does not agree to all of the repairs or modifications proposed by Buyer, Buyer shall have _____ days (3 days if not filled in) from either the day Buyer receives Seller's response or, if Seller fails to timely respond, the day Seller's response period ends, whichever is earlier, to (i) accept the Seller's response at which time this contingency shall be satisfied; (ii) agree with the Seller on other remedies; or (iii) disapprove the inspection and terminate the Agreement, in which event, the Earnest Money shall be refunded to Buyer.	58 59 60 61 62 63
ATTENTION BUYER: These time periods for negotiating repairs or modifications shall not repeat. The parties must either reach a written agreement or Buyer must terminate this Agreement by the Buyer's Reply deadline set forth in Paragraph 6(b). Buyer's inaction during Buyer's reply period shall result in waiver of this inspection condition, in which case Seller shall not be obligated to make any repairs or modifications whatsoever and this contingency shall be deemed waived.	64 65 66 67 68
7. REPAIRS. If Seller agrees to make the repairs proposed by Buyer, then repairs shall be accomplished at Seller's expense in a commercially reasonable manner and in accordance with all applicable laws no fewer than _____ days (3 days if not filled in) prior to the Closing Date. In the case of hazardous materials, "repair" means removal or treatment (including but not limited to removal or, at Seller's option, decommissioning of any oil storage tanks) of the hazardous material at Seller's expense as recommended by and under the direction of a professional selected by Seller. Seller's repairs are subject to re-inspection and approval, prior to Closing, by the inspector or specialist who recommended the repair, if Buyer elects to order and pay for such re-inspection. If Buyer agrees to pay for any repairs prior to Closing, the parties are advised to seek the counsel of an attorney to review the terms of that agreement.	69 70 71 72 73 74 75 76 77
8. OIL STORAGE TANKS. Any inspection regarding oil storage tanks or contamination from such tanks shall be limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise agreed in writing by Buyer and Seller.	78 79 80
9. ON-SITE SEWAGE DISPOSAL SYSTEMS ADVISORY. Buyer is advised that on-site sewage disposal systems, including "septic systems," are subject to strict governmental regulation and occasional malfunction and even failure. Buyer is advised to consider conducting an inspection of any on-site sewage system in addition to the inspection of the Property provided by this Form 35 by including an appropriate on-site sewage disposal inspection contingency such as NWMLS Form 22S (Septic Addendum).	81 82 83 84 85
10. <input type="checkbox"/> NEIGHBORHOOD REVIEW CONTINGENCY. If the box is checked, Buyer's inspection includes Buyer's subjective satisfaction that the conditions of the neighborhood in which the Property is located are consistent with the Buyer's intended use of the Property (the "Neighborhood Review"). The Neighborhood Review may include Buyer's investigation of the schools, proximity to bus lines, availability of shopping, traffic patterns, noise, parking and investigation of other neighborhood, environmental and safety conditions the Buyer may determine to be relevant in deciding to purchase the Property. If Buyer does not give notice of disapproval of the Neighborhood Review within _____ (3 days if not filled in) of mutual acceptance of the Agreement, then this Neighborhood Review condition shall conclusively be deemed satisfied (waived). If Buyer gives a timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.	86 87 88 89 90 91 92 93 94

M.P 5/20/25 F.P. 5/20/25

Buyer's Initials

Date

0-5-20-25

Buyer's Initials

Date

JC 05/22/25

Seller's Initials

Date

CC 05/22/25

Seller's Initials

05/22/25

Date

Form 22Z
Additional Signer
Rev. 2/17
Page 1 of 1

©Copyright 2017
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

ADDITIONAL SIGNER ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated 5-20-2025 1
 between 2
 and 3
 concerning 4
 Address City State Zip
Lake Stevens WA 98258

The following are additional parties (or required signer(s)) to the Agreement as identified below. All terms and conditions 5
 of the Agreement are incorporated herein by reference as though fully set forth below. 6

1. Buyer; Seller 7

 05/20/25

2. Buyer; Seller 10

Name of Signer	Status
<u> </u>	_____
Signature	Date
<u> </u>	_____

3. Buyer; Seller 13

Name of Signer	Status
<u> </u>	_____
Signature	Date
<u> </u>	_____

4. Buyer; Seller 16

Name of Signer	Status
<u> </u>	_____
Signature	Date
<u> </u>	_____

M. P 5/20/25 F. R. 5/20/25 08P 5-20-25 PP
 Buyer's Initials Date Buyer's Initials Date

Authentisign
 JC 05/22/25
 Seller's Initials Date CC 05/22/25
 Seller's Initials Date

Form 90
Notice
Rev. 3/03
Page 1 of 1

©Copyright 2003
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

NOTICE

The following is part of the Purchase and Sale Agreement dated 5/20/2025 1

between [REDACTED] ("Buyer") 2

and [REDACTED] ("Seller") 3

concerning [REDACTED] Address Lake Stevens City WA 98258 State Zip (the "Property"). 4

Buyer acknowledges receipt of a copy of an Inspection Report dated 3/14/2025 concerning the property located at 8323 5
6th Place SE Lake Stevens, WA. 98258. The inspection report is intended to be an extension to any part of any Seller 6
Disclosure Statement, NWMLS Form 17, that is provided in this transaction, whether or not the two documents are 7
attached to each other. 8

The Inspection Report were procured by Seller and are provided for the informational and disclosure purposes only. The 9
Inspection Report are not intended to constitute a warranty, either express or implied, about the condition of the 10
property. Buyer is advised to procure their own inspection from a professional inspector chosen by Buyer or hire the 11
inspector that prepared the Inspection Report. Buyer may have the opportunity to inspect the property to Buyer's 12
satisfaction. 13

M. R. 5/20/25 Date [REDACTED] 5/20/25 Date 14

A. A. 5-20-25 DATE [REDACTED] 05/20/25 DATE

gc 03/18/25

CC 03/18/25

Form 22E
FIRPTA Certification
Rev. 7/19
Page 1 of 1

FIRPTA CERTIFICATION

©Copyright 2019
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

SELLER CERTIFICATION. Seller hereby certifies the following:

PROPERTY. I am the Seller of real property at:

<input type="text"/>	<input type="text"/>	Lake Stevens	WA	98258
Address		City	State	Zip

or (if no street address) legally described on the attached.

CITIZENSHIP STATUS. I AM AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

TAXPAYER I.D. NUMBER.

My U.S. taxpayer identification number (e.g. social security number) is later date if needed.
(Tax I.D. number to be provided by Seller at Closing)

ADDRESS. 8326 6th pl se lake stevens wa 98258

My home address is _____
Address _____ City _____ State _____ Zip _____

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service (IRS) and that any false statement I have made here could be punished by fine, imprisonment, or both.

03/19/2025 03/19/2025

Seller

Date

Seller

Date

BUYER CERTIFICATION (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

Amount Realized (\$300,000 or less) and Family Residence = No Tax. (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax. (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer

Date

Buyer

Date

DIRECTORS. Mortgage

Date: May 13, 2025



Congratulations, you have been **Pre-Approved** for a home loan based upon the following:

Property Address: TBD

Purchase Price: \$638,000

Down Payment: 3.5%

Loan Program: FHA

Other Terms: WA DPA

Our Pre-Approval provides the buyer and the seller with a financing protection of up to \$10,000, (or a lesser amount which is equal to earnest money deposited). This financing agreement is at no additional cost to the buyer or the seller in the event the purchase agreement is cancelled for any reason related to the financing contingency.

Sincerely,

Lupe Rosales
Mortgage Specialist
Cell: (425) 610 - 5823
Lupe.rosales@directorsmortgage.net
NMLS# 2171748
14405 SE 36th St, Suite 206
Bellevue, WA 98006



Over \$10 Billion In Loans Closed

No disbursements of Directors Mortgage financing guarantee sums will be made until the earnest money is dispersed from escrow and escrow is closed. If the buyer receives the earnest money, Directors Mortgage guarantees funds are paid to the seller. If the seller keeps the earnest money, Directors Mortgage financing sums are paid to the buyer. This letter is based on information received from the borrower; it should not be construed as a formal loan approval; nor does this letter acknowledge a full commitment to lend by Directors Mortgage. Final Loan approval is contingent upon verification of all information provided including a satisfactory property appraisal, and an acceptable and marketable preliminary title report. Qualified borrowers only. Pre-approval expires 60 days from the date of this letter unless updated client information is received. Annual Percentage Rate ("APR") will be disclosed when the loan application is mailed. The information contained in this message is privileged and confidential. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the contents of this transmission is strictly prohibited. Interest rates and terms are subject to change without

directorsmortgage.net



DU Underwriting Findings

SUMMARY

Recommendation	Approve/Eligible	Co-Borrower	
Primary Borrower	[REDACTED]		
Lender Loan Number	[REDACTED]	Casefile ID	1697752613
Submission Date	06/09/2025 01:36PM	DU Version	DUG4.1

Mortgage Information

LTV/CLTV	96.50% / 99.45%	Note Rate	7.000%
Housing Expense Ratio	33.64%	Loan Type	Federal Housing Administration
Total Expense Ratio	54.06%	Loan Term	360
Total Loan Amount	\$626444.00	Amortization Type	Fixed Rate
Sales Price (purchase transactions)	\$638000.00	Loan Purpose	Purchase
Appraised Value	\$638000.00	Refi Purpose	

Property Information

Address	[REDACTED]	Property Type	Planned Unit Development(PUD)
	[REDACTED]		

RISK/ELIGIBILITY

- 1 This loan has been underwritten through DU for government loans using the FHA TOTAL Scorecard.
- 2 ZFHA should be entered as the CHUMS ID on HUD 92900-LT for this loan. An FHA Direct Endorsement Underwriter signature is not required on HUD 92900-LT, unless the loan is manually downgraded to Refer in accordance with FHA guidelines. An FHA approved DE Lender must submit the loan for FHA insurance.
- 3 Section VII of the application indicates that cash is being received on a purchase transaction. The case is only eligible if the cash back meets agency guidelines.
- 4 The minimum statutory investment requirement for this loan casefile is \$22330.00, unless a lesser amount is authorized under applicable FHA guidelines. This loan casefile is only eligible if this minimum amount is satisfied using the borrowers' own funds or an acceptable source of gift funds.
- 5 Based on the data entered in the loan casefile, it appears that the minimum statutory investment requirement may not be met. In order for this loan to be eligible for FHA insurance, the lender must ensure that the investment requirement is satisfied.
- 6 This loan casefile may be ineligible for FHA financing as the CLTV exceeds 96.5 percent on a purchase transaction. Please refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1 to determine if the source of the secondary financing allows the CLTV to exceed 96.5 percent.
- 7 Refer to all FHA Mortgagee Letters related to COVID-19 for additional instructions on temporary policies that may apply to this loan casefile.

VERIFICATION MESSAGES/APPROVAL CONDITIONS

- 8 The lender must ensure full compliance with all FHA eligibility requirements and all requirements of FHA Single Family Housing Policy Handbook 4000.1.
- 9 For Cash Out Refinances with any form of secondary financing, or for Rate and Term Refinances (No Cash Out) and Purchases where privately held secondary financing exists, the maximum loan amount calculation must be applied outside of DU. For further information including the definition of privately held secondary financing, refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1.

- 10** For case numbers assigned on or after January 1, 2015, if a property is resold 180 days or fewer following the date of acquisition by the seller, restrictions may apply. Refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1 for more information.
- 11** All documentation timeline requirements apply from the date of case number assignment date, unless otherwise specified.
- 12** Any use of third party vendor (TPV) data retrieval must be authorized by the borrower.
- 13** Verify the terms of the subordinate financing for compliance with current FHA guidelines.
- 14** Seller contributions have been identified on the loan application. Review the total seller contributions to ensure that they do not exceed current FHA guidelines. Amounts in excess of current guidelines must be entered as Seller Concessions.
- 15** The FHA Loan Underwriting and Transmittal Summary (Form HUD-92900-LT) must be completed.
- 16** This loan casefile may also be subject to other lender specified conditions.
- 17** Approval of this case is subject to underwriter's acceptable review of the LDP/GSA list.
- 18** If this loan casefile is an identity of interest transaction, the LTV may not exceed 85 percent, unless the transaction meets an exception as outlined in the Online version of FHA Single Family Housing Policy Handbook 4000.1.
- 19** Approval for this casefile is subject to obtaining a valid CAIVR number.
- 20** If the borrower acts as a licensed general contractor and builds the house on land previously owned or separately acquired, refer to the Online version of HUD Single Family Housing Policy Handbook 4000.1 for more information.
- 21** A sales contract and any amendments or other agreements and certifications must be provided.
- 22** Documentation evidencing the borrower's identity is required.
- 23** Based on the credit report obtained through Desktop Underwriter, this loan must be disbursed on or before 08/19/2025. All verification documents must be dated within 120 days of the disbursement date. For exceptions to this policy, refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1.
- 24** If this transaction is a purchase of a HUD REO property, please refer to the sales contract for special financing details.
- 25** If the borrower has experienced a short sale or short payoff, please refer to current FHA guidelines for additional eligibility requirements.
- 26** The FHA TOTAL scorecard no longer returns either Upfront or Annual Mortgage Insurance Premium (MIP) amounts to be displayed by DU. Lenders should consult Appendix 1 of FHA Single Family Housing Policy Handbook 4000.1 for current MIP amounts.

Credit and Liabilities

- 27** No verification of rental history is required.
- 28** Desktop Underwriter has used the minimum monthly payments, to calculate the total expense ratio, from the following accounts:

Borrower	Creditor Name	Balance	Payment
[REDACTED]	[REDACTED]	3475.00	35.00
[REDACTED]	[REDACTED]	6160.00	195.55
[REDACTED]	[REDACTED]	2317.00	149.00

		7879.00	196.00
		9407.00	333.00
		11935.00	601.00
		35471.00	680.00
		3208.00	215.00
		7339.00	183.00
		17851.00	445.00

- 29 The following accounts were omitted from the underwriting analysis during liability reconciliation. For each liability, provide documentation that supports the omission.

Borrower	Creditor Name	Payment	Balance
	NOT REPORTED	0.00	927.00
	NOT REPORTED	0.00	1064.00
	WFBNA AUTO	601.00	11935.00
	WELLSFARGO	130.00	390.00

- 30 Include new debt payments resulting from material inquiries listed on the credit report in the debt ratios. You must also determine that any recent debts were not incurred to obtain any part of the required cash investment on the property or funds necessary for closing.
- 31 Evidence of payoff or payment arrangements of any outstanding judgments shown on the credit report is required, if applicable. If the aggregate of all outstanding collection accounts is \$2,000 or greater, verify that the debt is paid in full at the time of or prior to settlement using an acceptable source of funds. Any payment arrangements must be included in the monthly payment in the borrower's DTI; or if a payment arrangement is not available, calculate the monthly payment using five percent of the outstanding balance of each collection and include the monthly payment in the borrower's DTI. Refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1 for additional information.
- 32 A mortgage that has been modified must utilize the payment history in accordance with the modification agreement for the time period of modification in determining late housing. If a mortgage debt does not appear on the application and/or credit report, or if the information on the credit report is incomplete or inaccurate, refer to FHA Handbook 4000.1 for additional requirements.
- 33 If the credit report indicates a mortgage debt that has been assumed by an unrelated party, or the title has been transferred because of a divorce, the lender must obtain the agreement creating the contingent liability or assumption agreement and deed showing transfer of title out of the lender's name. For other types of contingent liabilities and for additional information, refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1 for additional information.
- 34 When a debt or obligation is revealed during the application process that was not listed on the loan application and/or credit report that was not considered by DU, verify the monthly payment amount. If the increased amount is outside of tolerances, include the debt in the qualifying ratios and resubmit the loan casefile. Direct verification of debt is not required, unless it is a mortgage. Determine that any borrowed funds will not be used for the homebuyer's cash investment in the loan.
- 35 For cases assigned on or after 10/15/13, if the credit report reveals that the borrower is disputing any credit accounts or public records, and the total of all outstanding balances for all disputed derogatory credit accounts for all borrowers is greater than or equal to \$1000, downgrade to refer and manually underwrite the loan. If it is less than \$1000, a downgrade to manual underwriting is not required. Disputed charge-offs, collections, and late payments in the last 24 months are considered derogatory. For excluded derogatory account types, please consult the Online version of FHA Single Family Policy Handbook 4000.1.

- 36 Verify and include any deferred obligations in the calculation of the borrower's debt in accordance with FHA Single Family Housing Policy Handbook 4000.1. Obtain written documentation of the deferral of the liability from the creditor and evidence of the outstanding balance and terms of the deferred liability. Obtain evidence of the anticipated monthly payment obligation, if available.

Employment and Income

- 37 The following sources of income were used in the underwriting analysis:

Borrower	Income Type	Verification	Amount
[REDACTED]	Base Employment Income	1003 Values	2544.53
[REDACTED]	Base Employment Income	1003 Values	3980.50
[REDACTED]	Base Employment Income	1003 Values	4421.48
[REDACTED]	Base Employment Income	1003 Values	3906.19

- 38 An explanation of employment gaps greater than six months that have occurred in the last two years is required. Document that the borrower has been employed in the current job for at least six months at the time of case number assignment; and has a two year work history prior to the absence from employment using standard or alternative employment verification.
- 39 For Standard documentation, verify Maria Del Consuelo Perez's employment history and income for the most recent two years. Obtain the most recent pay stub and a written Verification of Employment (VOE) covering two years; or direct electronic verification of employment by a TPV vendor covering two years, subject to FHA requirements. Re-verification of employment must be completed within 10 days prior to the date of the Note, and verbal or electronic re-verification of employment is acceptable. Electronic re-verification of employment data must be current within 30 days of the date of the verification. Refer to FHA's Single Family Housing Policy Handbook 4000.1 for additional information on electronic documentation requirements, alternative employment documentation requirements and requirements when the borrower has not been employed with the same employer for the previous two years.
- 40 For Standard documentation, verify Oscar Jesus Sandoval Perez's employment history and income for the most recent two years. Obtain the most recent pay stub and a written Verification of Employment (VOE) covering two years; or direct electronic verification of employment by a TPV vendor covering two years, subject to FHA requirements. Re-verification of employment must be completed within 10 days prior to the date of the Note, and verbal or electronic re-verification of employment is acceptable. Electronic re-verification of employment data must be current within 30 days of the date of the verification. Refer to FHA's Single Family Housing Policy Handbook 4000.1 for additional information on electronic documentation requirements, alternative employment documentation requirements and requirements when the borrower has not been employed with the same employer for the previous two years.
- 41 For Standard documentation, verify Pablo A Perez-Ramirez's employment history and income for the most recent two years. Obtain the most recent pay stub and a written Verification of Employment (VOE) covering two years; or direct electronic verification of employment by a TPV vendor covering two years, subject to FHA requirements. Re-verification of employment must be completed within 10 days prior to the date of the Note, and verbal or electronic re-verification of employment is acceptable. Electronic re-verification of employment data must be current within 30 days of the date of the verification. Refer to FHA's Single Family Housing Policy Handbook 4000.1 for additional information on electronic documentation requirements, alternative employment documentation requirements and requirements when the borrower has not been employed with the same employer for the previous two years.
- 42 For Standard documentation, verify Felipe Perez's employment history and income for the most recent two years. Obtain the most recent pay stub and a written Verification of Employment (VOE) covering two years; or direct electronic verification of employment by a TPV vendor covering two years, subject to FHA requirements. Re-verification of employment must be completed within 10 days prior to the date of the Note, and verbal or

electronic re-verification of employment is acceptable. Electronic re-verification of employment data must be current within 30 days of the date of the verification. Refer to FHA's Single Family Housing Policy Handbook 4000.1 for additional information on electronic documentation requirements, alternative employment documentation requirements and requirements when the borrower has not been employed with the same employer for the previous two years.

- 43 Capital gains or losses must be considered when determining Effective Income. Refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1 for additional information.
- 44 If the borrower has changed jobs more than three times in the previous 12-month period, or has changed lines of work, verify and document the stability of the borrower's Employment Income. Obtain either transcripts of training and education demonstrating qualification for a new position, or employment documentation evidencing continual increases in income and/or benefits.
- 45 For information on calculation of hourly income or income involving a temporary reduction in wages, refer to the Online version of FHA Single Family Housing Policy Handbook 4000.1.

Assets

- 46 The following assets were counted towards available funds:

Borrower Name	Account Type	Institution Name	Amount
[REDACTED]	Checking	BECU	208.97
[REDACTED]	Saving	BECU	383.07
[REDACTED]	Saving	Wells Fargo	12541.16
[REDACTED]	Checking	Wells Fargo	1155.17

- 47 Information about assets furnished on the loan application was used to underwrite this case. The depository assets totaling \$14288.37 must be verified by a written VOD and the Borrowers' most recent statement for each account or direct verification by a TPV vendor of the Borrowers' account covering activity for a minimum of the most recent available month, and the date of the data contained in the completed verification is current within 30 days of the date of the verification. If a VOD is not obtained, a statement showing the previous month's ending balance for the most recent month is required. If the previous month's balance is not shown, obtain statement(s) for the most recent two months.
- 48 If the amount of the earnest money deposit or other large deposits exceed 1 percent of the sales price or appears excessive based on the borrower's history of accumulating savings, the lender must verify the deposit amount and the source of funds according to current FHA guidelines. The lender must also determine that any recent debts were not incurred for any part of the cash investment on the property being purchased.
- 49 If an asset other than real estate or exchange-traded securities is sold for funds to close the mortgage, verify and document the actual sale and the net sale proceeds by obtaining a fully executed closing disclosure or similar legal document. The lender must also verify and document that the transaction was armslength, and that the Borrower is entitled to the net sale proceeds.
- 50 For recently opened accounts and recent individual deposits of more than 1 percent of the Adjusted Value, obtain documentation of the deposits. Verify that no debts were incurred to obtain part, or all, of the minimum required investment.
- 51 If a gift is being used, the full amount of the gift must be entered in the Source of Downpayment Section with a valid FHA Down Payment Type Code, to ensure that the correct information is sent to the FHA TOTAL Mortgage Scorecard. Additionally, the gift must be entered in the Assets section as verified. If the gift has been deposited into a depository account, it should not be entered separately as a gift asset to avoid double counting of the gift funds. If the gift has not been deposited into a depository account, it must be shown separately as a gift asset.

Property and Appraisal Information

- 52 The Uniform Residential Appraisal Report (URAR) (Fannie Mae Form 1004) and the form HUD-92800.5B, Conditional Commitment/DE Statement of Appraised Value are required. Also, a Market Conditions Addendum is required (Fannie Mae Form 1004MC/ Freddie Mac Form 71).
- 53 Form HUD-92561, Hotel and Transient Use Certification must be obtained and signed by the borrower for all 2 - 4 unit properties and single family properties that are part of a group of five or more properties owned by the borrower within a two block radius.
- 54 DU returned the following standardized address and census tract for the subject property: 8323 6TH PL SE, LAKE STEVENS, WA 98258, 530610525052000. This is the address that DU used in its property verification process.
- 55 It is the lender's responsibility to ensure that all FHA guidelines are met on the appraisal report, including but not limited to: use of correct forms, acceptable property type, and acceptable validity periods.

Ratio Information

- 56 If the subject property is located or the borrower resides in a community property state, the debts of a non-purchasing spouse must be included in the borrower's qualifying ratios, except for the obligations specifically excluded by state law. Although the non-purchasing spouse's credit history is not to be considered a reason for credit denial, a credit report must be obtained outside of DU for the non-purchasing spouse in order to determine the debt-to-income ratio (this applies only to community property states). If required by state law, the non-purchasing spouse may be required to sign either the security instrument or documentation indicating that the individual is relinquishing all rights to the property. When the security instrument is executed for this reason, the non-purchasing spouse is not considered a borrower, and not required to sign the loan application.

Other

- 57 A Required Investment amount of \$30293 was sent to the FHA TOTAL scorecard.

OBSERVATIONS

- 58 The following credentials from the loan application were used to submit the loan casefile through the FHA TOTAL Mortgage Scorecard:

Lender ID	Sponsored Originator EIN	Sponsor ID
[REDACTED]	[REDACTED]	[REDACTED]

- 59 This case was submitted to Desktop Underwriter using the FHA TOTAL Scorecard Version 4.09 by DIRECTORS MORTGAGE INC. Institution. The following information is associated with this loan: Casefile ID is 1697752613, and FHA Submission number is 10.
- 60 The following Credit Report information is associated with this submission:

Borrower Name	Credit Agency	Credit Report ID	Credit Report Date
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

- 61 This loan casefile was submitted to DU for Government Loans FHA Release 4.1.
- 62 County Loan Limit: \$1037300.00
- 63 Maximum Loan Amount: \$615670.00

- 64 Section of Act: 203(b)
- 65 County Name: SNOHOMISH COUNTY
- 66 Agency Case Number: 566-4169002-703
- 67 The following credit scores were obtained by the credit agency selected by the user and are included in the credit report:

Borrower	Credit Scores
[REDACTED]	[REDACTED]

Underwriting Analysis Report

Recommendation	Approve/Eligible	Co-Borrower	[REDACTED]
Primary Borrower	[REDACTED]	Casefile ID	1697752613
Lender Loan Number	[REDACTED]	DU Version	DUG4.1
Submission Date	06/09/2025 01:36PM		

PROPERTY INFORMATION

Property Address	[REDACTED]	Number of Units	1
	Lake Stevens, WA 98258	Occupancy Status	Primary Residence
Property Type	Planned Unit Development(PUD)		

MORTGAGE INFORMATION

Loan Type	Federal Housing Administration	LTV/CLTV/HCLTV	96.50% / 99.45% / 0.00%
Amortization Type	Fixed Rate	Loan Amount	\$615670.00
Balloon	No	Financed MI Amount	\$10774.00
Community Lending	No	Total Loan Amount	\$626444.00
Payment Frequency		Sales Price (purchase transactions)	\$638000.00
Lien Type	First Mortgage	Appraised Value	\$638000.00
Amt. Subordinate Fin.	\$18793.00	P&I	\$4167.75
Loan Purpose	Purchase	Note Rate	7.000%
Refi Purpose		Qualifying Rate	7.000%
Owner Existing Mtg.		Bought Down Rate	0.00%
Buydown	No	Term (Months)	360

INCOME

Base	\$14852.70
Commission	\$0.00
Bonus	\$0.00
Overtime	\$0.00
Other	\$0.00
Positive Net Rental	\$0.00
Subj. Pos. Cash Flow	\$0.00
Total	\$14852.70

QUALIFYING RATIOS

Housing Expense	33.64%
Total Expense	54.06%

EXPENSE RATIOS

Including ≤ 10 Mos.	0.00%
---------------------	-------

PROPOSED MONTHLY PAYMENT

First P&I (Qualifying)	\$4167.75	Negative Net Rental	\$0.00
Second P&I	\$0.00	Subj. Neg. Cash Flow	\$0.00

Hazard Insurance	\$138.59	All Other Payments	\$3032.55
Taxes	\$386.60	Total Expense Payment	\$8029.37
Mortgage Insurance	\$280.88		
HOA Fees	\$23.00		
Other	\$0.00		
Total Housing Payment	\$4996.82		

FUNDS

Required	\$0.00	Net Cash Back	\$12763.00
Available	\$14288.37	Reserves	\$14288.00
Cash Back	\$12763.00	Months Reserves	2

The recommendation for this case is: Approve/Eligible

NOTICE: The DU Underwriting Findings report does not constitute an approval or denial of the loan application. Lenders must comply with all laws and regulations, including those related to privacy and nonpublic personal information, in connection with the DU Findings report. For information about sharing the DU Findings report, please see the DU Schedule to your Software Subscription Agreement.

Copyright (c) 1994-2025 Fannie Mae