

PLEASE FAX
Please complete and fax to:

No cover letter necessary

Seller Disclosure & Information

Escrow No. _____

Please Complete and Return Immediately

Admission to Practice Rule 12

The undersigned hereby designates and appoints **Escrow Professionals of Washington** (the Closing Agent) to act as their closing and escrow agent according to the Closing agreement and Escrow Instructions. The services of the closing agent under these instructions will be performed by a person certified as a Limited Practice Officer (LPO) under the Admission to Practice Rule 12, adopted by Washington State Supreme court. Under that rule, Limited Practice Officers may select, prepare and complete only certain documents on forms that have been approved for their use.

You are further advised that:

- The LPO is not acting as the advocate or representative of either (or any) of the parties
- The documents prepared by the LPO will affect the legal rights of the parties
- The parties' interest in the documents may differ
- The parties' have the right to be represented by lawyers of their own selection
- The LPO cannot give legal advice as to the manner in which the documents affect the parties

By signing this notice, each party acknowledges:

- I have been specifically informed that the closing agent is forbidden by law of offering any advice concerning the merits of the transaction and/or the documents used to close this transaction
- The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek legal counsel if I have any doubt concerning the transaction or these instructions
- I have received "The Closing Agreement and Escrow Instructions" and agree with the terms and conditions and I have had adequate time and opportunity to read and understand "The Closing Agreement and Escrow Instructions" and hereby agree to sign the original agreement at closing

Seller's Affidavit: Section 1445 of the Internal Revenue Code provides that the Seller of a U.S. real property must have tax withheld if the Seller is a foreign person. Seller hereby certifies the following: (please initial the appropriate line(s) and/or insert your US Tax ID number)

(initials) I am a U.S. citizen and my U.S. taxpayer identification number/Social Security # is:
Seller #1) _____ Seller #2) _____

(initials) I am **not** a U.S. citizen, **but have attached a copy of my Green Card to this document** to verify I am a U.S. taxpayer **AND** my U.S. Taxpayer Identification Number/Social Security # is as follows: (Please note: you must complete a MLS Form 22E in order to determine if the FIRPTA tax withholding will apply to this sale)
Seller #1) _____ Seller #2) _____

(initials) I am a foreign person with no U.S. Taxpayer Identification Number and acknowledge that I will be subject to FIRPTA tax (10% of the sales price) – which will be withheld from my sale proceeds.

Marital Status: It is necessary to determine your marital status due to Washington State's complicated Community Property Laws. Please indicate which option best describes the current situation for ALL sellers. If none of the options accurately described your situation, please contact this office immediately for additional information:

(initials) Sellers are, and since acquiring title have been husband and wife

(initials) Seller is and has been unmarried since acquiring title

(initials) Seller is currently married, but acquired title as unmarried and spouse WILL also sign all final documents as a Seller and intends to be a Grantor on the Statutory Warranty Deed
Spouse's name: _____

(initials) Sellers are currently married, but acquired title as unmarried and spouse WILL NOT be signing documents. (If spouse EVER occupied property, then spouse's potential community property interest will need to be cleared. **Please call our office immediately** for more information)
Spouse's name: _____

(initials) Seller was married at time of acquiring title, but is currently unmarried. Please explain circumstances:

(initials) Other. Please explain: _____

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- () Will be in town to sign all of my documents
() Will NOT be in town to sign – please overnight documents to me at the following address:

Acknowledged on this _____ day of _____, _____.

- 1) _____
Seller #1 - Signature Seller #1 – Print Name
- 2) _____
Seller #2 – Signature Seller #2 – Print Name