

Residential 1 Page Detail Report

As of: 04/05/2018 11:44 AM
 Warning! Not all available Data may be visible on this report. To view all available information use the All Fields Detail report.

Confidential: Only for distribution to MLS Participants/Subscribers.



Coop Brk Comp **3**
 Listing Type **Excl Right to Sell**
 MLS Entry **No**
 Limited Svcs **No**
 IDX Include **Y**
 Realtor.Com **Yes**
 Auction **No**
 REO/Lndr Own **No**
 Relo/Corp Own **No**
 Pot. Short Sale **No** Bank App.
 1031 Exch

Address **1020 E Sanson Ave**
 Addr2/Unit #

Sub-Type **Res/Site Blt** List Price **\$69,900** List # **201814446**
 Town **Spokane** List Date **4/5/2018** Status **New**
 Area/Grid No **A340/004** Zip **99207** WA County **Spokane** Zone Dupl Lstg **No** Bump Clause **Y/N**
 Parcel # **36324.0609** Sec Twp Rng #Blks N/S **n 60** #Blk E/W **e 10**
 Subdiv NW Map Pg# Acres MOL **0.22**

Legal **Kenwood E L10-11 B6**
 Schools: Elem **Whitman** Jr **Garry** Sr **Rogers** Sch District **Spokane Dist 81** Yr Built **1923**
 Lot Infor: Apx Size Sqft **9,583** Apx Dimen X Lot View Outbldgs Yr Rem

Wtrfront Prop Body Wtr Name Frontage
 Home Design Site Imprv **Pub Sewer, Swr Conn** Taxes Spec Tax Des
 Const Style **1 Story** Roof **Comp** Exterior **Hardboard**
 New Constr **No** Builder Name Apx Beg Date / Apx Fin Date /

Bsmt	BR	Baths	FP	Fam Rm	# Rms	Apx SF	Bsmt apx%	Master BR	X				
1st Lvl	BR	2	Baths	FP	Fam Rm	# Rms	Apx SF	1,708	Living Rm	X			
2nd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF		Dining Rm	X				
3rd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF	# Storles	1	Family Rm	x			
Total	BR	2	BTH	1	FP	0	Fam Rm	0	Rooms	Tot Apx SF	Assd Sq Ft	Shop Size	x

Access **Pub Rd, Paved** Features
 Amenities Heat **Elec, Basebd**
 Spec Feat Mstr Br
 Fam Rm Din Rm
 Kitchen Bsmt **Crawl**
 Garage: Car Sz **0** None Carport Sz Stove
 Lot Inf Poss Frplc
 Terms **Cash** Pwr Co Wtr Co Clsg Agt

Condo/PUD	Mo Assmt	Pays:
Manuf Homes Info: Sp #	Mo Lot rent	Make
Serial #	Mfg Size	Park feat
		Foundation

Flippers check this one out! Gutted, cleaned out and ready for your magic! ARV is \$145k+. This Nevada/Lidgerwood rancher is on a large lot in a quiet neighborhood. Ideal for a fast flip for a family home or turn into a rental property. Currently 2 bed/1 bath, but the square footage allows for another bed and bath. Close to good schools, park and shopping. Good bones on this one. Check it out make an offer today. Buyer to verify all info, sold AS IS. Seller is motivated so bring all offers!

Perfect for the first time home buyer who wants to fix up on the weekends. A little TLC such as paint and a roof will make this home a winner. Agt Ideal for the investor for a rental or update for a flip. Located in a great neighborhood for a quick sale, this house will be perfectly positioned to take full advantage of the spring time rush. Bring any & all offers. Buyer will be required to sign a performance agreement with the seller Rmks stipulating that they will fix the property up to neighborhood standards.

Directions

Excludes Virtual Tour **Virtual Tour**
 Contact name Showing Info **Lbx, Vacant**
 Occupant 2nd Contact
 List Agent **Lee Arnold - Main: 801-574-4020** Lic. # **25890** lee@securedinvestmentcorp.com
 List Office **Keller Williams Spokane - Main - Office: 509-458-4000** Lic. # **51965** Fax: **509-458-4001**
 2nd List Agt Listing Office 1 - E-Mail **firmbroker@kwspokane.com**
 Sale Agent Sale Ofc

Days on Mrkt **0** Original LP **\$69,900** How sold Sale Price
 Input Date **4/5/2018** Off Mkt Date Last Status Chg **4/5/2018** Pending Date Closed Date

Information deemed reliable but not guaranteed.



SAR/MLS Property Data Form

201814446
MLS LISTING NUMBER
69,900.00
*LIST PRICE

*CLASS (Mark One) Residential Rental Income Commercial Land
*DUPLICATE LISTING YES NO *POT. SHORT SALE YES NO (If Yes) BANK APPROVED YES NO *AUCTION YES NO

1020 E Sanson Ave
*HOUSE # ST DIR *STREET NAME (30 char) *ST SUFFIX

004 Spokane WA 99207 - Spokane
*GRID # *TOWN STATE *ZIP CODE PLUS 4 *COUNTY

*LOCATION
BLOCKS N S
BLOCKS E W
REQUIRED IN SPOKANE COUNTY

.22 X
*ACRES MOL LOT FRT FT APX LOT DEPTH APX APX LOT SIZE SQ FT NW MAP PG #
*FRONTAGE PRIMARY SECONDARY

36324.0609 Nevada/Lidgerwood
*PARCEL NUMBER OR SEC TWP RNG SUBDIVISION/DEVELOPMENT NAME (50 char)

KENWOOD E L10-11 B6
LEGAL (124 char)

LEGAL (Continued)
PUBLIC REMARKS (512 char)

AGENT REMARKS (512 char)

(Add page if necessary)

http://www.
VIRTUAL TOUR URL (250 char)

DIRECTIONS (255 char)

DIRECTIONS (Continued)

Whitman Garry Rogers 81
ELEMENTARY SCHOOL (15 char) MIDDLE SCHOOL (15 char) SENIOR HIGH SCHOOL (15 char) *SCHOOL DISTRICT

POSSESSION (12 char) CLOSING AGENT (15 char) POWER COMPANY (10 char) WATER COMPANY (10 char)

*COOPERATING BROKER COMPENSATION (Mark one) % OF SALE PRICE 3 % OR AMOUNT \$ COMMISSION ARRANGEMENT IS VARIABLE

*LISTING TYPE (Mark one) EXCLUSIVE RIGHT TO SELL EXCLUSIVE AGENCY

BROKER SERVICES: LIMITED YES NO MLS ENTRY ONLY YES NO
**REO/LENDER OWNED (Required If Bank or Real Estate Owned) YES NO
**RELO CORP OWNED YES NO 1031 EXCHANGE YES NO

INTERNET
*IDX BROKER RECIPROcity YES NO
*REALTOR.COM YES NO
*DISPLAY PROPERTY ADDRESS YES NO

4/5/2018
*LIST DATE
10/1/2018
*EXPIRATION DATE

*LIST OFFICE NAME Keller Williams-Spokane

*LIST AGENT NAME Lee Arnold

2ND LIST OFFICE NAME Secured Investment Corp

2ND LIST AGENT NAME

OWNER(S) LEGAL NAME (PRINTED)

OWNER(S) LEGAL NAME (PRINTED)

OWNER(S) SIGNATURE(S)

OWNER(S) SIGNATURE(S) *MLS PARTICIPANT SIGNATURE

The Owner represents and warrants that all of the information contained herein, all additional information, if any, now or hereafter furnished by the Owner to the Broker regarding the property, and all representations and warranties of the Owner contained herein are true and complete.
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Address 1020 E Sanson Ave

Spokane

WA 99207

2018 4446
MLS LISTING NUMBER

RESIDENTIAL

*SUBTYPE (Mark One)
Floor Level #Bedrooms #Baths #Fplcs #Fam Rms #Rms Apx Sq Ft
A Residential/Site Built
B Condominium
C To Be Built
D Mfg Home with Land
E Mfg Home-Leased Land
F Non-MLS Sold
TOTALS *BR 2 *BTH 1 FP FR RC

*NEW CONSTRUCTION YES NO
(mm/yyyy) (mm/yyyy)
*IF YES, APPROX BEG. DATE APPROX. FIN. DATE BUILDER NAME

MANUFACTURED HOMES
**MH SERIAL # (Required on leased land)
**MO LOT RENT (Req. on leased land)
MAKE OF MH (12 char)
MH WIDTH MH LENGTH NAME OF MH PARK (12 char) MGR PHONE NUMBER
TITLE ELIMINATED YES NO
L & I INSPECTION YES NO
LAND HOME PKG YES NO

RESIDENTIAL, RENTAL INCOME AND COMMERCIAL
*GAR SIZE 0 1 2 3 4 OR MORE OTHER
CARPORT SIZE 0 1 2 3 4 OR MORE OTHER
CONTACT NAME (15 char) CONTACT PHONE NUMBER
2ND CONTACT NAME (15 char) 2ND CONTACT PHONE NUMBER
OCCUPIED BY OWNER TENANT
1923 *YEAR BUILT YEAR REMODELED
1 # STORIES
1708 ASSESSED SQ FT TOTAL APX SQ FT

EXCLUDED ITEMS (50 char)
RENTAL INCOME Duplexes through Fourplexes - describe each unit - one on each line
OF UNITS # BEDROOMS # BATHS APX SQ FT MONTHLY RENT
*# OF UNITS *GROSS MONTHLY INCOME \$
*ANNUAL FUEL \$ *ANNUAL MISC \$ # RANGES # GARAGES
*ANNUAL WATER \$ *ULID AMOUNT \$ # REFRIG # CARPORTS
*ANNUAL INSURANCE \$ # AIR COND # PARKING SP

COMMERCIAL
MARK APPLICABLE *REAL PROPERTY YES NO *BUSINESS OPPORTUNITY YES NO *LEASE YES NO
ANNUAL LSE RATE BY SQ FT ANNUAL 3-NET RATE BY SQ FT ANNUAL CAM RATE BY SQ FT TOTAL GROSS LSE RATE PER MO LEASE TERM YRS BLDG SIZE SPACE AVAIL
USE TYPE (12 char) WHSE CEILING HEIGHT LOADING DOCK DRIVE IN DOORS # ONSITE PARKS # STORIES
HAZARDOUS MATERIALS (26 char)
*Required Information
**Required on some prop. types

WHO PAYS COSTS
T=TENANT / L=LANDLORD
MAINT STRUCTURAL T L
MAINT ROOF T L
MAINT EXT WALLS T L
MAINT GROUNDS T L
MAINT INTERIOR T L
MAINT HEAT A/C SYS T L
REAL ESTATE TAX T L
REAL PROP INS T L
LIABILITY INS T L
UTILITIES T L
COMMON AREA T L



ALL CLASSES

*Access (A)

- 1 Easement
2 Rt of Way
3 Pub Rd
4 Pvt Rd
5 Paved
6 Gravel
7 Dirt
49 See Remarks
Lot Information (B)
1 View
2 Fncd Frt Yd
3 Fncd Bk Yd
4 Fenced
5 Cross Fncd
6 Spr Sys
7 Part Spr Sys
8 Treed
9 Level
10 Secluded
11 Open
12 Hillside
13 Rolling
14 Corner
15 Culdesac
16 Bus Rt
17 Adjn Golf Cs
18 Oversized
19 Irreg
20 Surveyed
21 Non-conform
22 Conn Grnd
23 Plan Unit Dev
24 Zero lot line
25 CC&R

Lot View (C)

- 1 City
2 Golf
3 Mtn
4 Park
5 Territorial
6 Water
Outbuildings (D)
1 Shop
2 Barn
3 Stge Shd
4 Hay
5 Horse setup
6 Guest House
49 See Remarks

*Terms (E)

- 1 FHA
2 VA
3 Conv
4 Cash
5 Owner Fin
6 Qual Assm
7 Simple Assm
8 Lease Opt
9 Exch
10 Lease Purch
11 Short Sale
12 Owner 2nd
13 Commercial
14 FHA 203K
15 USDA/RD
49 See Remarks

**Wtrfront Prop (F)

- 1 Lake Frt
2 Riverfrt
3 Sec Lot
4 Deeded Acc Rights
5 Beach
6 Beach Acc
7 Stream
8 Seas Strm
9 Pond
10 Seas Pond
11 Dock
12 Boat Slip
13 Own Assoc
14 Shore Act
49 See Remarks



Address 1020 E Sanson Ave

Spokane

WA 99207

2018 4446

RES, RENTAL INC & COMM ONLY

Accessibility (G)

- 1 Doors 32"+
2 Hallways 32"+
3 Ramp/Lvl Entrance
4 Ramp/Lvl from Gar
5 Roll-in Shower
6 Roll-under Sinks
7 Lowered Counters
8 Grab Bars
9 Kitch. Modification
10 Flash Smoke Alarm
11 Emerg. Intercom
12 See Remarks

*Basement (H)

- 1 Full
2 Partial
3 Finished
4 Part Fin
5 Unfinished
6 RI BdRm
7 RI Bath
8 Daylight
9 Fam/Rec Rm
10 Lndry
11 Outside Entr
12 Workshop
13 Crawl
14 Slab
15 None
49 See Remarks

*Exterior (I)

- 1 Brick
2 Brk Accent
3 Stone
4 Stn Accent
5 Block
6 Stucco
7 Hardboard
8 Asbestos
9 Metal
10 Vinyl
11 T-111
12 Shake
13 Cedar
14 Wood
15 Fiber Cement
49 See Remarks

Features (J)

- 1 Hndicap Acc
2 Elevator
3 Sec Lights
4 Sec Alarm
5 Breakers
6 200 AMP
7 400 AMP
8 3 Phase

Green Features

- Y Green Features
Y Green Certified
Checking Green Features requires SAR Green Features Worksheet completed and uploaded to Assoc. Docs.

*Required Information
**Required on some prop. types

*Heat/Cooling (K)

- 1 Gas
2 Elec
3 Oil
4 Forced Air
5 Basebd
6 Htpump
7 Propane
8 Hotwtr
9 Steam
10 Radiant-Cng
11 Radiant-Flr
12 Gravity
13 El Wall Unit
14 Cent A/C
15 Wind A/C
16 Wall A/C
17 Humidifier
18 Air Cleaner
19 Solar WTR Heater
20 Prog. Therm.
21 Zonal Heating
22 Hi Eff Furn (>90%)
23 Wind
24 Solar
25 Geothermal
26 Passive Cooling
49 See Remarks

*Roof (L)

- 1 Comp
2 Wood Shk
3 Syn Shk
4 Tile
5 Slate
6 Blt Up Grav
7 Flat
8 Metal
49 See Remarks

*Showing Info (M)

- 1 Lbx
2 Call 1st
3 Caution CLA
4 Vacant
5 Key in LO
6 24 Hr Notice
7 Call Appt
8 CLA Appt
9 Day Sleeper
10 Actv Sec Sys
11 Under Const
49 See Remarks

*Site Improvements (N)

- 1 Pub Sewer
2 Pvt Sewer
3 Swr Conn
4 Swr Avail-St
5 Septic Sys
6 ULID Prop
7 Well Installed
8 Pub Wtr
9 Pvt Wtr
10 Irrigation
11 Sub-Irrig
12 Gas Avail-St
13 Shared Well
14 Shared Septic
15 Xeroscape
49 See Remarks

RES & RENTAL INC ONLY

Amenities (O)

- 1 Pool-In Gr
2 Pool-Ab Gr
3 Spa or Hot Tub
4 Sauna
5 Tennis or Sport Ct
6 Comm Pool
7 Cable TV
8 Sat Dish
9 Deck
10 Patio
11 Strge Shed
12 Green Hse
13 Solarium
14 Wtr Sfrn
15 Gas Hot Wtr
16 Tanklss Wtr Htr
17 Tech Home/
18 Cable Internet
19 DSL
20 Indoor Pool

Design (P)

- 1 Rancher
2 A Frame
3 Bungalow
4 Contemp
5 Colonial
6 Tudor
7 Cape Cod
8 Townhse
9 Victorian
10 Log
11 Craftsman
12 Other
13 Traditional

Dining (Q)

- 1 Formal
2 Informal
3 Kit Eat Sp
4 Eat Bar

Family/Rec Room (R)

- 1 Bsmt
2 1st Flr
3 2nd Flr
4 Off Kit
5 Outside Ent
6 Wet Bar
7 Great room
8 Formal LR
9 Den or Office

Fireplace (S)

- 1 Masonry
2 0 Clearance
3 Gas
4 Propane
5 Insert
6 Wood
7 Pellet Burn

*Garage/Parking (T)

- 1 Attached
2 Detached
3 Oversized
4 Under Hse
5 Carport
6 Slab
7 RV Prking
8 Shop Area
9 Opnr
10 Off St Prkg
11 Alley Access
12 Shared Drv
13 Assigned Sp
14 None
15 Elect Car Hookup
16 Permeable Drway
49 See Remarks

Kitchen & Appl (U)

- 1 Blt in R/O
2 Fr Stnd Rng
3 Grll Top Rng
4 Gas Rng
5 Dbl Ovens
6 D/W
7 Refrig
8 Disposal
9 Trash Comp
10 Microwave
11 Pantry
12 Kit Island
13 Washer
14 Dryer

Master BdRm (V)

- 1 Dbl Clst
2 Wlkin Clst
3 Frplc
4 Full Bath
5 3/4 Bath
6 1/2 Bath
7 Dbl Sinks
8 Bsmt
9 1st Flr
10 2nd Flr
11 3rd Flr
12 Jetted Tub
13 Garden Tub

Special Features (W)

- 1 Mn Flr Util
2 Wood Flr
3 Cath Cng
4 Nat Wdwrk
5 Bay Wind
6 Skylight
7 Wood Wn Fr
8 Alum Wn Fr
9 Vinyl Wn Fr
10 Multi Pn Wn
11 Cent Vac
12 In-Law Setup
13 Solar Tube

*Style of Construction (X)

- 1 1 Story
2 1-1/2 Story
3 2 Story
4 3 Story
5 3 Level
6 4 Level
7 Split Entry
8 Calif Split
9 Split Up-Down
10 Split Side-Side
11 Hi-rise
12 Modular
13 2 Story Mod Hm
14 Mfg Home
15 2 Story Mfg Hm
49 See Remarks

Stove (Y)

- 1 Certified
2 Wood Burn
3 Pellet Burn
4 Install Permit
5 Gas
6 Propane

CONDOS & PUDS

*Condo/PUD Feat. (ZA)

- 1 Grnd Level
2 Sec Contr Acc
3 Pets
4 Storage
5 Comm RecRm
6 Comm Lndry
7 Maint Assmt
8 Gated
9 None
10 Co-op
49 See Remarks

*Condo/PUD Maint Pays (ZB)

- 1 Accounting
2 Fire & Liab
3 Wtr/swr/garb
4 Comm elem maint
5 Comm elec/gas
6 Elevator
7 Wind cleaning
8 Fire spr sys
9 Grounds Maint
10 Management
11 Real Prop tax
12 Internet Acc
13 Cable TV
49 See Remarks

MANUFACTURED HOMES ONLY

*Foundation (ZC)

- 1 Low wall
2 Conc Pad
3 Blocked
4 Skirted
5 Tie Dwns
6 Axel Rem
7 VaporBarrier
49 See Remarks

*Manuf Size (ZD)

- 1 Single
2 Double
3 Multiple
4 Addition
5 Triple
49 See Remarks

*Park/PUD (ZE)

- 1 Pvt Lot
2 Sec Cont Acc
3 Pets
4 Stge Shd
5 Cm Rec Rm
6 Laundry
7 Mo Maint Asmt
49 See Remarks

RENTAL INC ONLY

*Common Amenities (Z)

- 1 Lndry
2 Rec Ctr
3 Pool
4 Sauna
5 Spa or Hot Tub
6 Tennis or Sport Ct
7 Child play area
8 Storage
9 Comm elec/gas
10 None

MLS LISTING NUMBER

LAND ONLY

- *Improvements (H)
1 Curbed
2 Sidewalks
3 Mob Hm Hook
4 None
49 See Remarks

Options (I)

- 1 Bld to Suit
2 Spot Lot
3 Participate
4 Subord
5 Part Release
6 Sub to Plat
49 See Remarks

Restrictions (J)

- 1 Deed
2 Easement
3 Rt of Way
4 Leased
5 Sgl MH Apprv
6 Dbl MH Apprv
7 Duplex Apprv
8 Multifam Apprv
9 Wetland

*Sewage System (K)

- 1 Pub Sewer
2 Priv Sewer
3 Swr Conn
4 Swr Av Prop L
5 Septic Installed
6 ULID Proposed
7 Cesspool
8 Drywell
9 Appr Perc Tst
10 None
49 See Remarks

*Utilities (L)

- 1 Gas Installed
2 Gas Av Prop L
3 Phn Installed
4 Phn Av Prop L
5 Pwr Installed
6 Pwr Av Prop L
7 CTV Installed
8 CTV Av Prop L
9 Undergrd Util
10 None
11 Off Grid
12 Net Metering
49 See Remarks

*Water System (M)

- 1 Pub Wtr
2 Priv Wtr
3 Wtr Conn
4 Wtr Av Prop L
5 Well Installed
6 Irrigation
7 Sub-Irrig
8 None
9 Collection System
10 Grey Water
49 See Remarks

INITIALS
OWNER

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SAR Form MLS PROP DATA 4106 Rev. 3/2015

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

The undersigned seller ("Seller") hereby grants to Keller Williams-Spokane ("Firm") from date hereof until midnight of 10/1/2018 ("Listing Termination"), the sole and exclusive right to submit offers to purchase, and to receipt for deposits in connection therewith, the real property commonly known as 1020 E Sanson Ave, Parcel #(s) 36324.0609 in the City of Spokane, County of Spokane, State of Washington, Zip 99207, and legally described on Exhibit A. (Seller authorizes Firm to attach Exhibit A if not available at time of listing) ("Property").

1. **DEFINITIONS.** For purposes of this Agreement: (a) "SAR" means the Spokane Association of REALTORS® Multiple Listing Service; (b) "Sell" or "Sale" includes a contract to sell; an exchange or contract to exchange; an option to purchase; and/or a lease with option to purchase; (c) "Firm's Broker" means Firm's designated broker; (d) "Supervisory Broker(s)" means a broker with Firm appointed to supervise any Listing Broker.

2. **AGENCY/DUAL AGENCY.** Seller authorizes Firm to appoint Lee Arnold ("Listing Broker(s)"). Supervisory Broker(s) for the Listing Broker(s) is/are Ken Sax (none if not filled in). This Agreement creates an agency relationship in which Firm's Broker, Listing Broker(s) and any Supervisory Brokers represent Seller. No other brokers affiliated with Firm represent Seller, except to the extent that Firm, in its discretion, appoints other brokers to act on Seller's behalf from time to time, as and when needed; and such additional brokers will only be representing Seller during the period of any such appointment.

If the Property is sold to a buyer represented by any of Firm's brokers that do not represent Seller, Seller consents to Firm's Broker and, if any Supervisory Broker also manages the broker representing the Buyer, acting as dual agents. If the property is sold to a buyer that the Listing Broker also represents, Seller consents to Listing Broker, Firm's Broker, and Listing Broker's Supervisory Broker(s), if any, acting as dual agents. Seller acknowledges receipt of the pamphlet entitled "The Law of Real Estate Agency."

If any of Firm's broker(s) act(s) as a dual agent, then Firm shall be entitled to the entire compensation payable under this Agreement plus any additional compensation Firm may have negotiated with the buyer.

3. **LISTING TERMS.** a. Seller(s) full name(s) is/are: Secured Investment Corp

b. **Listing Nature and Price.** (Complete all applicable provisions):

Seller agrees to sell the Property at a listed price of \$ 69,900.00

Seller agrees to lease the Property at a total rent of \$ _____ per _____ for a term of _____ upon the following conditions: _____

Seller agrees to exchange the Property for another property acceptable to Seller upon terms and conditions acceptable to Seller.

c. **Acceptable Terms of Sale.** (Complete all applicable provisions): Cash Cash to existing encumbrance(s) Conventional Financing FHA Financing VA Financing Seller Financing Purchase with a down payment of not less than \$ _____ and payment of the balance secured by a Deed of Trust, Mortgage or Real Estate Contract with interest of not less than _____% per annum and installment payments of not less than \$ _____ per _____ including interest.

Other acceptable terms and any limitations: _____

d. **Extension of Listing Termination During Transaction.** This Agreement shall remain in effect, and the date stated for Listing Termination will be extended until all transactions with any buyers are terminated.

e. **Additional Information/Terms.** _____

4. **TOTAL COMMISSION.** (Complete all applicable provisions) If, while this Agreement remains in effect, Firm procures a buyer for the Sale of the Property on the terms in this Agreement or on other terms acceptable to Seller, or Seller directly or indirectly Sells or contracts to Sell any interest in the Property, then Seller will pay Firm a commission: in the case of a sale or exchange, 3 % of the total selling price, but not less than \$ _____; in the case of a lease, _____% of the total gross rents payable during the first _____ year(s) of the lease term plus _____% of the total gross rents payable during the remainder of the lease term. If an agreed lease provides for one or more renewal option(s) which are exercised, an additional commission of _____% of the rents payable during each such renewal period shall be paid in cash upon exercise of each such renewal option. If an agreed lease provides an option for the purchase, then the sale commission shall be payable if the option is exercised and the Sale is closed.

Commission is also payable if, within _____ (180 days if not filled in) days following the Listing Termination (as it may have been extended), Seller Sells or contracts to Sell any interest in the Property to any person or entity: (a) to whom the Property was offered or shown or to whose attention the Property was directly or indirectly brought, prior to Listing Termination; or (b) to whose attention the Property was brought after Listing Termination as a direct or indirect result of any of Listing Firm's signs, advertising, brochures, or other or other marketing actions prior to the Listing Termination. Except as provided in the next sentence, if a commission is paid to an SAR firm in connection with a Sale (whether or not the Property is then listed with any firm), the amount of commission payable to Firm shall be limited to the amount of the commission that would have been payable pursuant to this Agreement less any commission so paid to another SAR firm. However, if Seller cancels this Agreement early without legal cause, Seller shall be liable for damages incurred by Firm as a result of early cancellation, regardless of whether Seller lists the Property with or pays any commission to another firm, which damages would include the applicable amount of commission payable hereunder absent such cancellation.

PROPERTY ADDRESS: 1020 E Sanson Ave Spokane WA 99207 Seller's Initials (AA)



Seller's exceptions, if any, are: n/a (none if not filled in).

Exceptions shall expire and not apply to any offers received from any of the foregoing after October 1st 2018.

Further, no exception will apply at any time if the excepted party is represented by a broker.

Cooperating Firm's Share of Total Commission: 6 % of total selling price or \$ _____ (complete whichever is applicable).

5. **MULTIPLE LISTING.** Except as limited by Section 3.e., Firm shall submit this listing and Listing Content referred to in this Section to SAR. Firm may refer this listing to any other cooperating multiple listing service at Firm's discretion. Firm shall cooperate with all other members of SAR, or of a multiple listing service to which this listing is referred, in working toward the sale of the Property. Regardless of whether a cooperating SAR member is the agent of the buyer, the Seller, neither or both, the member shall be entitled to receive the cooperating Firm's share of the commission shown above in Section 4. IT IS UNDERSTOOD THAT SAR IS NOT A PARTY TO THIS AGREEMENT AND ITS SOLE FUNCTION IS TO FURNISH THE DESCRIPTIVE INFORMATION ON THIS AGREEMENT AND/OR A PROPERTY DATA SHEET OR SIMILAR FORM PREPARED IN CONJUNCTION HERewith TO ITS MEMBERS, WITHOUT VERIFICATION AND WITHOUT ASSUMING ANY RESPONSIBILITY FOR SUCH INFORMATION OR IN RESPECT TO THIS AGREEMENT. SAR is an intended third party beneficiary of the provisions in this Section.

Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Seller to Firm or Listing Broker constitute "Seller Listing Content," and similar information otherwise obtained or produced by Firm or Listing Broker in connection with this Agreement represent "Broker Listing Content." Seller acknowledges and agrees that except as limited by Section 3.e., all such Listing Content may be filed with SAR and other multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. Seller hereby grants to Firm a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display, and reproduce the Seller Listing Content, to prepare derivative works of the Seller Listing Content, and to distribute the Seller Listing Content or any derivative works thereof. This non-exclusive license shall survive the termination of this Agreement for any reason. Seller represents and warrants to Firm that the Seller Listing Content, and the license granted to Firm for the Seller Listing Content, do not violate or infringe upon the rights, including any copyright rights, or any person or entity. Seller acknowledges and agrees that as between Seller and Firm, all Broker Listing Content is owned exclusively by Firm, and Seller has no right, title or interest in or to any Broker Listing Content. Seller further acknowledges having been advised that recording conversations or statements of persons without first obtaining their permission, including within the Property, violates RCW 9.73.030.

6. **FIRM'S RIGHT TO MARKET THE PROPERTY.** Seller shall not commit any act that materially impairs Firm's ability to market and sell the Property under the terms of this Agreement. In the event of breach of the foregoing, Seller agrees to pay Firm a commission in the agreed amount applied to the listing price herein, whichever is applicable. Firm shall be entitled to show the Property at all reasonable times. Firm and Listing Broker need not submit to Seller any offers to lease, rent, execute an option to purchase, or enter into any agreement other than for immediate sale of the Property.
7. **KEYBOX.** Firm is authorized to install a keybox on the Property. Such keybox may be opened by access keys held by SAR member brokers and appraisers, as well as licensed home inspectors that are affiliate members of SAR.
8. **SHORT SALE/NO DISTRESSED HOME CONVEYANCE.** If the proceeds from the sale of the Property are insufficient to cover the Seller's costs at closing, Seller acknowledges that the decision by any beneficiary or mortgagee, or its assignees, to release its interest in the Property, for less than the amount owed, will not automatically relieve Seller of the obligation to pay any debt or costs remaining at or after closing, including fees such as Firm's commission. Firm will not represent or assist Seller in a transaction that is a "Distressed Home Conveyance" as defined by Chapter 61.34 RCW unless otherwise agreed in writing. A "Distressed Home Conveyance" is a transaction where a buyer purchases property from a "Distressed Homeowner" (defined in the statute), allows the Distressed Homeowner to continue to occupy the property, and promises to convey the property back to the Distressed Homeowner or promises the Distressed Homeowner an interest in, or portion of, the proceeds from a resale of the property.
9. **DISCLAIMER/INDEMNITY/SELLER'S INSURANCE.** Neither Firm, SAR, nor any member of SAR, nor any member of any multiple listing service to which this listing is referred shall be responsible for injury, loss, theft, or damage of any nature or kind whatsoever to the Property, to any personal property within or about the Property, to any person or entity who may enter upon the Property, including entry by the master key to the keybox and/or at open houses and showings, absent willful misconduct of the Released Party. Seller shall be solely responsible for maintaining the condition of the Property in a safe condition, for providing adequate warnings and signage at the Property to advise of any unsafe or hazardous conditions, and for maintaining appropriate insurance coverage. Seller assumes all risk of unauthorized entry by means of any keybox placed upon the Property. SELLER IS SOLELY RESPONSIBLE FOR NOTIFYING SELLER'S HAZARD AND LIABILITY INSURANCE COMPANY/IES THAT THE PROPERTY IS LISTED FOR SALE AND A KEYBOX HAS BEEN INSTALLED, AND ASSURING THAT ADEQUATE INSURANCE COVERAGE IS MAINTAINED IN EFFECT. IF THE PROPERTY IS TO BE VACANT DURING ALL OR PART OF THE TERM OF THIS AGREEMENT, SELLER IS ADVISED TO REQUEST SELLER'S INSURANCE COMPANY/IES TO ADD A "VACANCY CLAUSE" TO SELLER'S POLICY/IES. SELLER SHALL INDEMNIFY FIRM, FIRM'S BROKER(S), AND OTHER BROKERS SHOWING THE PROPERTY FROM ANY INJURIES, LOSSES OR DAMAGES SUSTAINED OR CLAIMED TO HAVE BEEN SUSTAINED BY ANY PERSONS COMING UPON THE PROPERTY IN ANY WAY IN CONNECTION WITH THIS AGREEMENT ABSENT WILLFUL MISCONDUCT BY THE INDEMNITEE.

10. **TITLE COMMITMENT.**

Seller's Initials

Seller authorizes Firm to order a preliminary title report, on their behalf, and shall reimburse Firm if cancellation fees are charged.

PROPERTY ADDRESS: 1020 E Sanson Ave

Spokane

WA 99207

Seller's Initials



- 11. SELLER'S REPRESENTATIONS AND WARRANTIES.** The individual(s) executing this Agreement as Seller represent they are the owner of the Property or have full power and right to enter into this Agreement and to sell and convey or lease, as applicable, the Property in accordance with this Agreement. Seller also represents to the best of Seller's knowledge that: (a) all property information provided to Firm is correct and Firm, its brokers, and SAR are fully authorized and licensed to use all such provided information for any purpose related to marketing the Property; (b) there are no structures or boundary indicators that either encroach on adjacent property or onto the Property from adjacent property; (c) Seller has good and marketable title to the Property other than monetary encumbrances to be paid by Seller at or before Closing (with building or use restrictions general to the area in which the Property is situated, existing easements, and building or zoning regulations not being considered encumbrances for purposes of this provision). Seller warrants Seller has the necessary rights in any photographs, images, graphics, audio and video recordings, virtual tours, drawings, descriptions, and any other item or material that may be subject to copyright interests (collectively "Media Materials") and hereby confirms that Firm and SAR are licensed to utilize any or all of them for any purposes related to marketing the Property. Seller further warrants and agrees that Seller has no right or interest in any Media Materials provided or produced by or on behalf of anyone associated with Firm and that Firm and its brokers may use all such Media Materials for all purposes. Seller covenants to promptly provide corrected information to Firm in writing if Seller learns any information or matters referred to above are or have changed such that any representation would no longer be correct if then made. Seller authorizes Firm to provide information provided by Seller to Firm in connection with this Agreement to prospective buyers and to other cooperating members of SAR who do not represent Seller and, in some instances, may represent the buyer. Seller agrees to indemnify and hold Firm, Firm's Broker, any Supervisory Broker, and Listing Broker(s) and other member of SAR harmless in the event any of the foregoing representations are incorrect, or in the event Seller learns any of the above information or matters are or become incorrect and fails to timely advise Firm of the correct information in writing.
- 12. SELLER DISCLOSURE STATEMENT/CONCEALED DEFECTS.** Unless Seller is exempt under RCW 64.06, Seller shall provide to Listing Broker as soon as reasonably practicable a completed and signed "Seller Disclosure Statement" (Form 17 (Residential) or Form 17C (Unimproved Residential)). Regardless of whether Seller provides a Seller Disclosure Statement, Seller warrants that Seller will provide written disclosure to Firm and Listing Broker of all known latent defects or material conditions that are not obvious or readily ascertainable affecting the Property. Seller agrees to indemnify, defend and hold Firm and its brokers harmless from and against any and all claims that the information Seller provides on Form 17, Form 17C or similar statutorily prescribed form is inaccurate, or with regard to any concealed defects for which Seller has provided no written disclosure.
- 13. RELEASE OF INFORMATION AUTHORIZATION.** Seller hereby authorizes any lender, escrow agent or other person having information, documents or records pertaining to the Property, including its title or encumbrances thereon, to release such information and copies of such documents to Firm and Seller's Listing Broker. A copy of this authorization shall be as effective as a signed original.
- 14. CLOSING.** Subject to a buyer mutually agreeing with Seller otherwise, Seller agrees to: (a) furnish and pay for an owner's policy of title insurance insuring marketable title to the Property; (b) pay real estate excise tax and one-half of any escrow fees (or such portion of any escrow fees and any other fees or charges that may not be charged to the buyer in the case of FHA or VA financed sales); and (c) cooperate with the buyer to appropriately prorate rent, taxes, interest, reserves, assumed encumbrances, homeowner fees and insurance as of the closing date. Seller will complete any certification requested by the Closing Agent in connection with the federal Foreign Investment in Real Property Tax ("FIRPTA") and understands that if Seller is a foreign person or entity the Closing Agent may remit a portion of the amount realized from the sale to the Internal Revenue Service in compliance with FIRPTA.
- 15. DAMAGES IN THE EVENT OF BUYER'S BREACH.** In the event Seller retains any portion of any earnest money as liquidated damages on a buyer's breach, any costs advanced or committed by Firm or Listing Broker on Seller's behalf shall be paid therefrom and the balance will be divided equally between Seller and Firm.
- 16. ATTORNEY FEES.** In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay reasonable attorney fees. In the event of trial, the successful party shall be entitled to an award of reasonable attorney fees and expenses; the amount of the attorney fees and expenses shall be fixed by the court. The venue of any suit shall be in Spokane County, Washington.
- 17. SELLER OPT-OUT.** Check one if applicable:
 a. I have advised my broker or sales agent that I do not want the listed property to be displayed on the Internet: or
 b. I have advised my broker or sales agent that I do not want the address of the listed property to be displayed on the Internet.
 I understand and acknowledge that, if I have selected option a., consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their search.

Initials of Seller (if a. or b. are selected): _____

NOTICE TO SELLER: THE TERMS OF THIS AGREEMENT, INCLUDING THE AGREED COMMISSION AND AMOUNT PAYABLE TO A COOPERATING FIRM, ARE NEGOTIABLE BETWEEN FIRM AND SELLER PRIOR TO SIGNATURE BY SELLER. THIS IS A LEGAL AND BINDING CONTRACT. IF SELLER DOES NOT UNDERSTAND ANY PORTION OF THIS AGREEMENT, SELLER IS ADVISED TO SEEK INDEPENDENT LEGAL ADVICE PRIOR TO SIGNING. SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

DATED this 5 day of April, 2018

"FIRM": Keller Williams-Spokane By: Lee Arnold
(Listing Brokerage) (Listing Broker)

"SELLER": Secured Investment Corp "SELLER": _____

Mailing Address: 701 E Front Ave, Second Floor Coeur d'Alene ID 83814
Street City State Zip

Phone: _____ 801-574-4020
(Work) (Home) (Cell)

Fax: _____ Email: lee@securedinvestmentcorp.com

PROPERTY ADDRESS: 1020 E Sanson Ave Spokane WA 99207
 InstantFORMS

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Secured Investment Corp
Seller

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 1020 E Sanson Ave, CITY Spokane,

STATE WA, ZIP 99207, COUNTY Spokane ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

SELLER IS/ IS NOT OCCUPYING THE PROPERTY.

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

- | | YES | NO | DON'T KNOW | N/A | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------|
| 1. TITLE | | | | | |
| A. Do you have legal authority to sell the property? If no, please explain. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 39 |
| *B. Is title to the property subject to any of the following? | | | | | 40 |
| (1) First right of refusal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 41 |
| (2) Option | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 42 |
| (3) Lease or rental agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 43 |
| (4) Life estate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 44 |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 45 |
| *D. Is there a private road or easement agreement for access to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 46 |
| *E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 47
48 |
| *F. Are there any written agreements for joint maintenance of an easement or right-of-way? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 49 |
| *G. Is there any study, survey project, or notice that would adversely affect the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 50 |
| *H. Are there any pending or existing assessments against the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 51 |

[Signature]
SELLER'S INITIALS Date 4/25/18

SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**

(Continued)

	YES	NO	DON'T KNOW	N/A	52
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	53
*J. Is there a boundary survey for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	54
*K. Are there any covenants, conditions, or restrictions recorded against the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	55
PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.					56
					57
					58
					59
					60
					61

2. WATER

A. Household Water

(1) The source of water for the property is: <input checked="" type="checkbox"/> Private or publicly owned water system					62
<input type="checkbox"/> Private well serving only the subject property <input type="checkbox"/> Other water system					63
*If shared, are there any written agreements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64
*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	65
*(3) Are there any problems or repairs needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	66
(4) During your ownership, has the source provided an adequate year-round supply of potable water? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	67
If no, please explain: _____					68
*(5) Are there any water treatment systems for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	69
If yes, are they: <input type="checkbox"/> Leased <input type="checkbox"/> Owned					70
*(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	71
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72
*(b) If yes, has all or any portion of the water right not been used for five or more successive years? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	73
*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	74

B. Irrigation Water

(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	75
*(a) If yes, has all or any portion of the water right not been used for five or more successive years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76
*(b) If so, is the certificate available? (If yes, please attach a copy.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	77
*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ...	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	78
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	79
If so, please identify the entity that supplies water to the property: _____					80
					81
					82
					83
					84
					85
					86
					87
					88

C. Outdoor Sprinkler System

(1) Is there an outdoor sprinkler system for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	89
*(2) If yes, are there any defects in the system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90
*(3) If yes, is the sprinkler system connected to irrigation water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	91

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

<input checked="" type="checkbox"/> Public sewer system <input type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					92
<input type="checkbox"/> Other disposal system					93
Please describe: _____					94

 4/5/16
 SELLER'S INITIALS _____ Date _____

SELLER'S INITIALS _____ Date _____

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**

(Continued)

	YES	NO	DON'T KNOW	N/A	98
B. If public sewer system service is available to the property, is the house connected to the sewer main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	99
If no, please explain:					100
					101
*C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	102
					103
D. If the property is connected to an on-site sewage system:					104
* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	105
(2) When was it last pumped?					106
* (3) Are there any defects in the operation of the on-site sewage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	107
(4) When was it last inspected?					108
By whom:					109
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms				<input checked="" type="checkbox"/>	110
				<input type="checkbox"/>	111
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112
If no, please explain:					113
					114
*F. Have there been any changes or repairs to the on-site sewage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	115
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	116
If no, please explain:					117
					118
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	119
					120

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).

4. STRUCTURAL

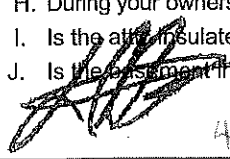
*A. Has the roof leaked within the last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124
*B. Has the basement flooded or leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	125
*C. Have there been any conversions, additions or remodeling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126
* (1) If yes, were all building permits obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	127
* (2) If yes, were all final inspections obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	128
D. Do you know the age of the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	129
If yes, year of original construction:					130
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	131
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	132
<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls			133
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarms			134
<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio			135
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways			136
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna			137
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces			138
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding			139
<input type="checkbox"/> Wood Stoves	<input type="checkbox"/> Elevators	<input type="checkbox"/> Incline Elevators			140
<input type="checkbox"/> Stairway Chair Lifts	<input type="checkbox"/> Wheelchair Lifts	<input type="checkbox"/> Other _____			141
*G. Was a structural pest or "whole house" inspection done?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	142
If yes, when and by whom was the inspection completed?					143
					144
H. During your ownership, has the property had any wood destroying organism or pest infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145
I. Is the attic insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	146
J. Is the basement insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	147

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date

 4/5/18

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**
 (Continued)

	YES	NO	DON'T KNOW	N/A	148
5. SYSTEMS AND FIXTURES					149
*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain: _____					150 151
Electrical system, including wiring, switches, outlets, and service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	152
Plumbing system, including pipes, faucets, fixtures, and toilets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	153
Hot water tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	154
Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	155
Appliances.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	156
Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	157
Heating and cooling systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	158
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	159
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	160
*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)					161 162
Security System: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	163
Tanks (type): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	164
Satellite dish: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	165
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	166 167
*C. Are any of the following kinds of wood burning appliances present at the property?					
(1) Woodstove?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	168
(2) Fireplace insert?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	169
(3) Pellet stove?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	170
(4) Fireplace?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	171
If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	172 173
D. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	174 175
E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	176 177
F. Is the property equipped with smoke alarms?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	178
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					179
A. Is there a Homeowners' Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	180
Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, firing policy, and other information that is not publicly available: _____					181 182 183
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	184
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					185
<input type="checkbox"/> Other: _____					186
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	187
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	188 189 190
7. ENVIRONMENTAL					191
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	192 193
*B. Does any part of the property contain fill dirt, waste, or other fill material?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	194
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	195 196
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	197
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	198 199 200
*F. Has the property been used for commercial or industrial purposes?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	201

SELLER'S INITIALS _____ Date 4/5/18

SELLER'S INITIALS _____ Date _____

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**

(Continued)

	YES	NO	DON'T KNOW	N/A	202
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	204
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	206
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	207
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	208
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	209
8. LEAD BASED PAINT (Applicable if the house was built before 1978).					210
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					211
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					212
<input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					214
B. Records and reports available to the Seller (check one below):					215
<input type="checkbox"/> Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____					216
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					217
					218
9. MANUFACTURED AND MOBILE HOMES					220
If the property includes a manufactured or mobile home,					221
*A. Did you make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	222
If yes, please describe the alterations: _____					223
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	224
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	225
10. FULL DISCLOSURE BY SELLERS					226
A. Other conditions or defects:					227
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	228
					229
B. Verification					230
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					231
					232
					233
					234
_____ Seller	_____ Date	_____ Seller	_____ Date		235
					236

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

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**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

II. NOTICES TO THE BUYER 252

1. SEX OFFENDER REGISTRATION 253

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 254
255
256

2. PROXIMITY TO FARMING 257

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 258
259
260

III. BUYER'S ACKNOWLEDGEMENT 261

1. BUYER HEREBY ACKNOWLEDGES THAT: 262

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation. 263
264
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party. 265
266
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 267
268
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 269
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 270
271
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*. 272
273

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 274
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BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. 280
281
282

Buyer Date Buyer Date 283
284

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER 285

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure. 286
287

Buyer Date Buyer Date 288
289

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 290

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement. 291
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Buyer Date Buyer Date 294
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SELLER'S INITIALS  Date 4/5/18

SELLER'S INITIALS Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**

Addendum to Purchase & Sale or Lease Agreement

The following is part of the Purchase and Sale Agreement dated _____ 1
between _____ ("Buyer" and/or "Lessee") 2
Buyer and/or Lessee Buyer and/or Lessee
and **Secured Investment Corp** ("Seller" and/or "Lessor") 3
Seller and/or Lessor Seller and/or Lessor
concerning **1020 E Sanson Ave Spokane WA 99207** (the "Property"). 4
Address City State Zip

Purchase & Sale Agreement Lead Warning Statement 5

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. 6-14

Lease Agreement Lead Warning Statement 15

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention. 16-20

Cancellation Rights 21

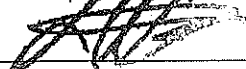
If a residential dwelling was built on the Property prior to 1978, Buyer may rescind the Agreement at any time up to 3 days after Buyer receives this Disclosure, **unless Buyer receives this disclosure prior to entering the Agreement.** 22-24

NOTE: In the event of pre-closing possession of more than 100 days by Buyer, the term Buyer also means Tenant. 25

Seller's/Lessor's Disclosure 26

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below): 27
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). 28
 - Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 29
- (b) Records and reports available to the Seller/Lessor (check one below): 30
 - Seller/Lessor has provided the Buyer/Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). 31-32
 - _____ 33
 - _____ 34
 - Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 35-36

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the statements made and information provided by Seller are true and accurate. 37-38

 _____ 4/5/18 _____
Seller/Lessor Date Seller/Lessor Date 39

Buyer/Lessee Initials Date Buyer/Lessee Initials Date
 _____ 4/5/18 _____
Seller/Lessee Initials Date Seller/Lessor Initials Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**

Addendum to Purchase & Sale or Lease Agreement

Continued

Buyer's/Lessee's Acknowledgment 40

(c) Buyer/Lessee has received copies of all information listed above. 41

(d) Buyer/Lessee has received the pamphlet "Protect Your Family from Lead in Your Home." 42

(e) Buyer has (check one below only if Purchase and Sale Agreement): 43

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. 44 45

Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on the following terms and conditions: 46 47

This Agreement is conditioned upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, to be performed by a risk assessor or inspector at the Buyer's expense. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead in Your Home" for more information). 48 49 50 51

This contingency SHALL CONCLUSIVELY BE DEEMED SATISFIED (WAIVED) unless Buyer gives written notice of disapproval of the risk assessment or inspection to the Seller within _____ (10 days if not filled in) after receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections needed and must include a copy of the inspection and/or risk assessment report. 52 53 54 55 56

The Seller may, at the Seller's option, within _____ days (3 days if not filled in) after Seller's receipt of Buyer's disapproval notice, give written notice that Seller will correct the conditions identified by Buyer. If Seller agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's expense prior to the closing date, and Seller shall provide Buyer with certification from a risk assessor or inspector demonstrating that the condition(s) has been remedied prior to the closing date. In lieu of correction, the parties may agree on any other remedy for the disapproved condition(s), including but not limited to cash payments from Seller to Buyer or adjustments in the purchase price. If such an agreement on non-repair remedies is secured in writing before the expiration of the time period set forth in this subparagraph, then this contingency will be deemed satisfied. 57 58 59 60 61 62 63 64 65

If the Seller does not give notice that the Seller will correct the conditions identified in Buyer's risk assessment or inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give notice of termination of this Agreement within _____ days (3 days if not filled in) after expiration of the time limit in the preceding subparagraph or delivery of the Seller's notice pursuant to the preceding subparagraph, whichever first occurs. The earnest money shall then be returned to the Buyer and the parties shall have no further obligations to each other. Buyer's failure to give a written notice of termination means that the Buyer will be required to purchase the Property without the Seller having corrected the conditions identified in Buyer's risk assessment or inspection and without any alternative remedy for those conditions. 66 67 68 69 70 71 72 73 74

Buyer waives the right to receive an amended Real Property Transfer Disclosure Statement (NWMLS Form No. 17 or equivalent) pursuant to RCW 64.06 based on any conditions identified in inspection and/or risk assessment report(s). 75 76 77

Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the statements made by Buyer are true and accurate. 78 79

Buyer/Lessee Date Buyer/Lessee Date 80

Brokers' Acknowledgment 81

Brokers have informed the Seller/Lessor of the Seller's/Lessor's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility to ensure compliance. 82 83

 4/5/18
Selling Broker Date Listing Broker Date 84

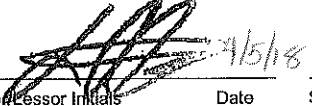
 4/5/18
Buyer/Lessee Initials Date Seller/Lessor Initials Date 85

Exhibit "A"

Vested Owner: Secured Investment Corp

Real property in the County of Spokane, State of Washington, described as follows:

LOTS 10 AND 11, BLOCK 6, EAST KENWOOD, ACCORDING TO PLAT RECORDED IN VOLUME "F" OF PLATS, PAGE 23, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Tax Parcel Number: 36324.0609

Situs Address: 1020 E Sanson Avenue, Spokane, WA 99207



BUYER

SELLER

BUYER

SELLER