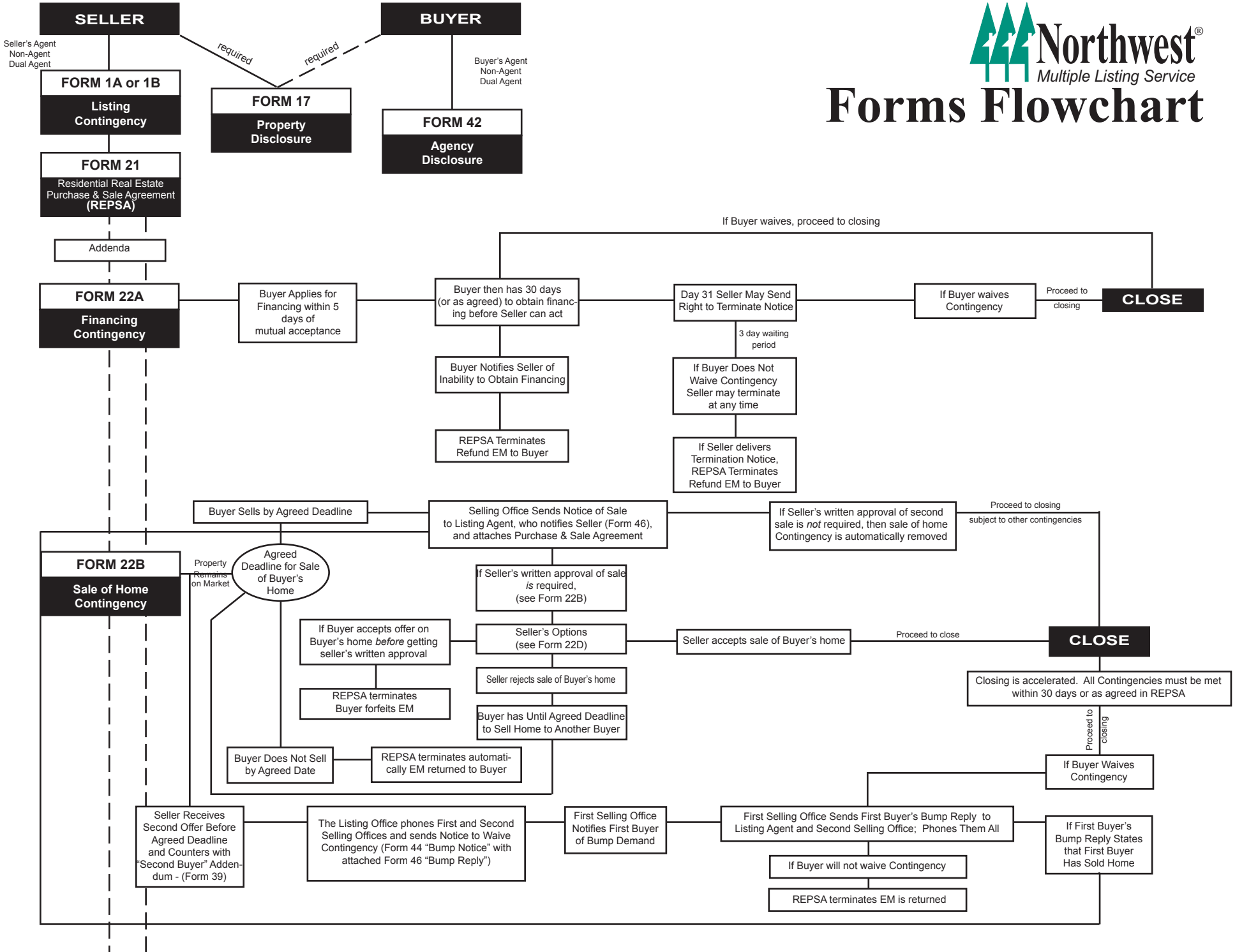
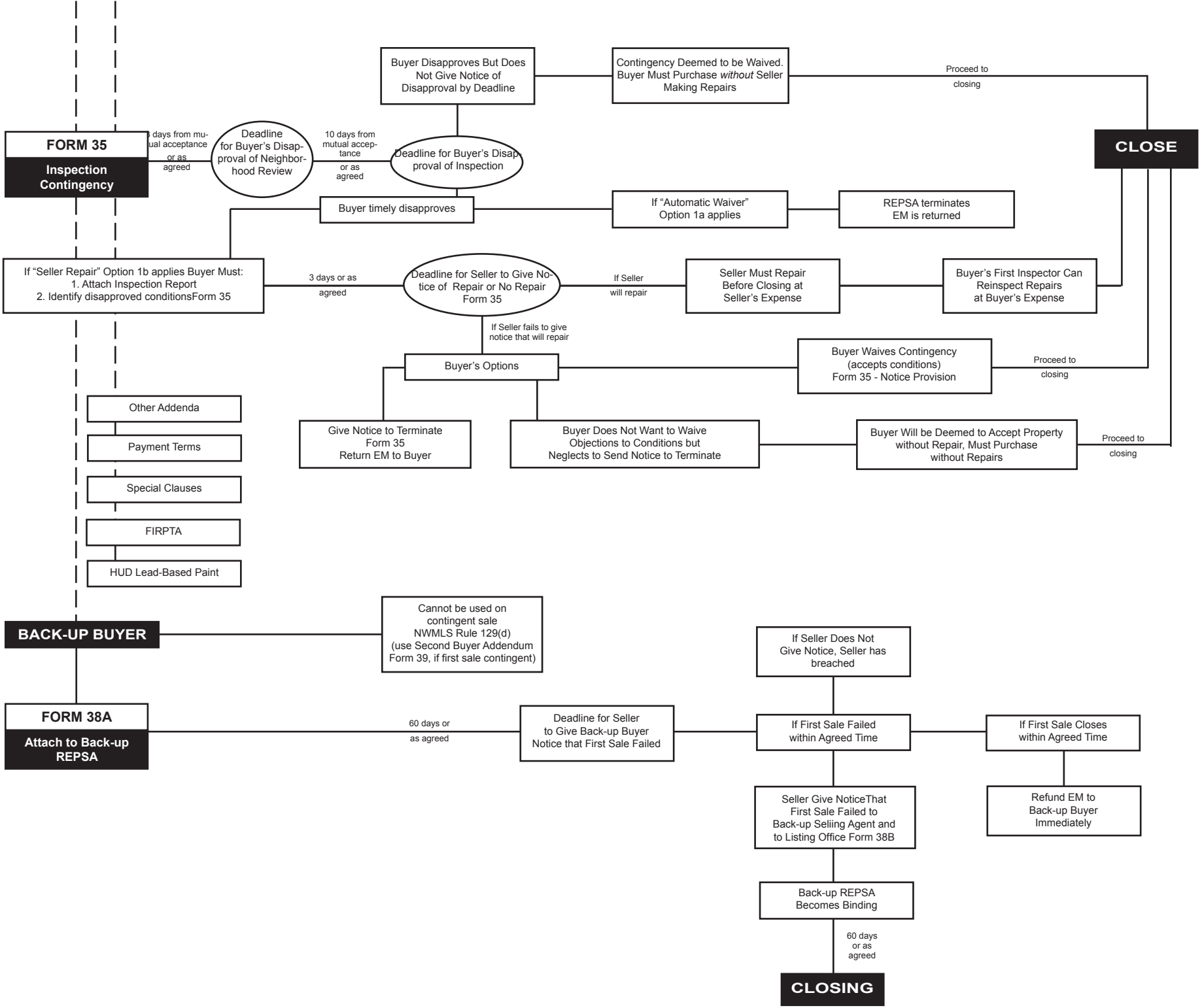
Northwest® Multiple Listing Service

Forms Flowchart




FORM 35
Inspection Contingency
days from mu- ual acceptance or as agreed
Deadline for Buyer's Disap- proval of Neighbor- hood Review
10 days from mutual accep- tance or as agreed
Deadline for Buyer's Disap- proval of Inspection
Buyer Disapproves But Does Not Give Notice of Disapproval by Deadline
Contingency Deemed to be Waived. Buyer Must Purchase *without* Seller Making Repairs
Proceed to closing
CLOSE
Buyer timely disapproves
If "Automatic Waiver" Option 1a applies
REPSA terminates EM is returned
If "Seller Repair" Option 1b applies Buyer Must:
1. Attach Inspection Report
2. Identify disapproved conditionsForm 35
3 days or as agreed
Deadline for Seller to Give No- tice of Repair or No Repair Form 35
If Seller will repair
Seller Must Repair Before Closing at Seller's Expense
Buyer's First Inspector Can Reinspect Repairs at Buyer's Expense
If Seller fails to give notice that will repair
Buyer's Options
Buyer Waives Contingency (accepts conditions) Form 35 - Notice Provision
Proceed to closing
Give Notice to Terminate Form 35 Return EM to Buyer
Buyer Does Not Want to Waive Objections to Conditions but Neglects to Send Notice to Terminate
Buyer Will be Deemed to Accept Property without Repair, Must Purchase without Repairs
Proceed to closing
Other Addenda
Payment Terms
Special Clauses
FIRPTA
HUD Lead-Based Paint
BACK-UP BUYER
Cannot be used on contingent sale NWMLS Rule 129(d) (use Second Buyer Addendum Form 39, if first sale contingent)
FORM 38A
Attach to Back-up REPSA
60 days or as agreed
Deadline for Seller to Give Back-up Buyer Notice that First Sale Failed
If Seller Does Not Give Notice, Seller has breached
If First Sale Failed within Agreed Time
If First Sale Closes within Agreed Time
Refund EM to Back-up Buyer Immediately
Seller Give NoticeThat First Sale Failed to Back-up Seliing Agent and to Listing Office Form 38B
Back-up REPSA Becomes Binding
60 days or as agreed
CLOSING