

**OPTIONAL CLAUSES ADDENDUM TO
PURCHASE & SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated June 04, 2026 1
between Niko B. Hilario Stefanie S. Hilario ("Buyer") 2
Buyer Buyer
and Claire Medina Edgardo Medina-Ramirez ("Seller") 3
Seller Seller
concerning 14722 50th Avenue NE Marysville WA 98271 (the "Property"). 4
Address City State Zip

CHECK IF INCLUDED: 5

1. **Title Insurance.** The Title Insurance clause in the Agreement provides Seller is to provide the then-current ALTA 6
form of Homeowner's Policy of Title Insurance. The parties have the option to provide less coverage by selecting 7
a Standard Owner's Policy or more coverage by selecting an Extended Coverage Policy: 8

Standard Owner's Coverage. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to 9
apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with homeowner's 10
additional protection and inflation protection endorsements, if available at no additional cost, rather than 11
the Homeowner's Policy of Title Insurance. 12

Extended Coverage. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense to apply for 13
an ALTA or comparable Extended Coverage Policy of Title Insurance, rather than the Homeowner's 14
Policy of Title Insurance. Buyer shall pay the increased costs associated with the Extended Coverage 15
Policy, including the excess premium over that charged for Homeowner's Policy of Title Insurance and 16
the cost of any survey required by the title insurer. 17

2. **Seller Cleaning.** Seller shall clean the interiors of any structures and remove all trash, debris and rubbish 18
from the Property prior to Buyer taking possession. 19

3. **Personal Property.** Unless otherwise agreed, Seller shall remove all personal property from the Property 20
not later than the Possession Date. Any personal property remaining on the Property thereafter shall become 21
the property of Buyer, and may be retained or disposed of as Buyer determines. 22

4. **Utilities.** To the best of Seller's knowledge, Seller represents that the Property is connected to: 23
 public water main; public sewer main; septic tank; well (specify type) _____; 24
 irrigation water (specify provider) _____; natural gas; telephone; electricity; 25
 cable (specify provider) _____; internet (specify provider) _____; 26
 other _____ . 27

5. **Insulation - New Construction.** If this is new construction, Federal Trade Commission Regulations require 28
the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnish 29
Buyer the information below in writing as soon as available: 30

WALL INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____ 31
CEILING INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____ 32
OTHER INSULATION DATA: _____ 33

6. **Leased Property Review Period and Assumption.** Buyer acknowledges that Seller leases the following 34
items of personal property that are included with the sale: propane tank; security system; satellite 35
dish and operating equipment; other _____ . 36

Seller shall provide Buyer a copy of the lease for the selected items within _____ days (5 days if not filled 37
in) of mutual acceptance. If Buyer, in Buyer's sole discretion, does not give notice of disapproval within 38
_____ days (5 days if not filled in) of receipt of the lease(s) or the date that the lease(s) are due, whichever 39
is earlier, then this lease review period shall conclusively be deemed satisfied (waived) and at Closing, Buyer 40

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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.

7. **Homeowners' Association Review Period.** If the Property is subject to a homeowners' association or any other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if available from the Association) within _____ days (10 days if not filled in) of mutual acceptance:
- a. Association rules and regulations, including, but not limited to architectural guidelines;
 - b. Association bylaws and covenants, conditions, and restrictions (CC&Rs);
 - c. Association meeting minutes from the prior two (2) years;
 - d. Association Board of Directors meeting minutes from the prior six (6) months; and
 - e. Association financial statements from the prior two (2) years and current operating budget.

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.

8. **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).

9. **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):

10. **Home Warranty.** Buyer and Seller acknowledge that home warranty plans are available which may provide additional protection and benefits to Buyer and Seller. Unless completed below, the parties waive ordering of a home warranty policy in connection with this Agreement:

- a. Home warranty provider: _____
- 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.
- c. Home warranty coverage period: _____ (one year, if not filled in).
- d. Options to be included: _____
_____ (none, if not filled in).
- e. Other: _____

11. **Other.**