

Home Buyer's *Guide*

A guide to buying your new home!



In our experience, a home isn't a dream home because of its room dimensions. It's about how you feel when you walk through the front door (Beth says, "it has to make your heart sing!"), and the way you can instantly envision your life unfolding there.

This is about more than real estate - it's about your life and your dreams.

Our team understands you are looking for a new home, and we want to be the real estate professionals to help you. We work with each of our clients individually, taking the time to understand their unique needs and lifestyle, and we want to do the same for you.


It's incredibly fulfilling to know that we are helping our clients open a new chapter of their lives. That's why we work so hard to not only find that perfect home but also to handle every last detail of the purchase process, from negotiating the terms of sale to recommending moving companies.

This package contains helpful information for home buyers, including an overview of the entire purchase process, answers to frequently asked questions, and fact sheets to help us discover the home and neighborhood characteristics most important to you.

After you've had the chance to review this information, we'll meet to go over the entire process and get started on finding your new home (unless we're going through the package together right now). I'll prepare an in-depth, customized package of homes for you to review, highlighting properties that meet your criteria in neighborhoods that suit your lifestyle.

We are so excited to get started on finding you the perfect home.

Sincerely,



Lindsay & Beth

Lindsay Holland & Beth Simpson

Simpson Holland Real Estate
Herrington & Company, LLC
(907)885-5960
lindsay@akpropertysearch.com

SIMPSON HOLLAND | REAL ESTATE

ADDING VALUE TO COMMUNITY SINCE 1974

MEET THE REALTORS®

With over **80 years of combined experience** and a proven track record of serving **over 2000 clients**, with **95% repeat and referral clients**, Simpson Holland Real Estate proudly presents realtors ready to guide you through your real estate journey. In the heart of Alaska, we are more than just real estate Licensees – we're your dedicated partners, committed to turning your dreams into reality. Let's make this year a standout in achieving your real estate goals!



Beth Simpson

ASSOCIATE BROKER, CRS, REALTOR®

(907) 727-2384

callbeth@akpropertysearch.com

Beth's journey in Anchorage's real estate landscape is nothing short of remarkable. Arriving in 1966, she transitioned from mortgage loan origination to real estate sales in 1974, marking the beginning of an impactful career. Beth's dedication to helping individuals and families find their dream homes has significantly shaped the lives of thousands, earning her a respected place in the community.

Professionally, Beth stands out for her extensive knowledge of the local market, coupled with her exceptional problem-solving abilities and unwavering commitment to her clients' best interests. These qualities not only make her a trusted REALTOR® but also a true advocate for those seeking to achieve homeownership.

A pivotal moment in her career was in 2006 when Beth, along with a partnership group, brought Keller Williams to Alaska. Under her leadership, the company has grown to become Alaska's premier real estate firm, leading in agent count, units sold, and total sales volume.

Beth enjoys a balanced life, embracing Alaska's great outdoors in her Trevado camper, indulging in her love of reading, and spending quality time with her Shepadoodle, Roo. The blend of professional excellence and personal interests portrays Beth as not only a leader in her field but also an engaged and dynamic member of her community.

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Lindsay Holland

ASSOCIATE BROKER, CRS, GRI, REALTOR®
(907) 727-8445
lindsay@akpropertysearch.com

Lindsay is a cornerstone in the Alaska real estate community, deeply rooted in a family legacy that stretches back to the 1970s. Her commitment to continuing her mother Beth's legacy of exceptional client service shines through in every aspect of her career. Since obtaining her real estate license in 2001, Lindsay has been a vital part of Simpson Holland Real Estate's growth. Her diverse skill set is enhanced by a consistent pursuit of education to enhance her commitment to add value to others, a coaching certification from the John Maxwell Leadership Foundation, and prestigious GRI and CRS credentials from the National Association of Realtors.

Lindsay is a cornerstone in the Alaska real estate community, deeply rooted in a family legacy that stretches back to the 1970s. Her commitment to continuing her mother Beth's legacy of exceptional client service shines through in every aspect of her career. Since obtaining her real estate license in 2001, Lindsay has been a vital part of Simpson Holland Real Estate's growth. Her diverse skill set is enhanced by a psychology degree from the University of Alaska Anchorage, a coaching certification from the John Maxwell Leadership Foundation, and prestigious GRI and CRS credentials from the National Association of Realtors. Beyond these qualifications, Lindsay's ongoing education and training underscore her dedication to her profession.



Nichole Perry

REALTOR®, TRANSACTION COORDINATOR
(907) 250-5583
nicholeperry@akpropertysearch.com

Nichole is a vital member of the Simpson Holland Real Estate team, joining as an Executive Assistant/Office Manager in October 2013. Her transition into real estate was marked by obtaining her license in June 2014, leveraging her eight years of experience as a Legal Assistant. Nichole's meticulous attention to detail and deep care for others ensure that clients of Simpson Holland receive exceptional customer service. She adeptly manages the multifaceted aspects of real estate transactions, providing clients with peace of mind and a smooth experience.

Nichole's journey to Anchorage began with her military family moving around before finally settling in the area in 1992. This background has instilled in her a strong sense of community and adaptability. Outside of her professional life, Nichole cherishes spending quality time with her family. She enjoys traveling and camping with her husband and two children. Nichole's commitment to nurturing caring relationships extends beyond her family to her friends, reflecting her warm and personable nature. Her combination of professional expertise and personal warmth makes her an invaluable asset to both the Simpson Holland team and the clients she serves.

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Why Simpson Holland Real Estate

Experience and Expertise

We have been helping families buy and sell real estate here in Anchorage since 1974 and have consistently been a top producing licensee.

Technology

My VIP Buyer System is set up through our multiple listing system so that you never miss a listing nor do you have to filter through properties that do not meet your criteria.

Communication

We are available through email, call, and text. Our goal is to consistently return all communication before the end of our business day. We understand that different people have different communication styles and strive to match those we are working with so that communication is effective.

Clients for Life

Our business has consistently been well over 95% referrals and past clients.

Marketing Masters

In 1997 Beth was honored along, with eight other Top Producing licensees, to be coined a "Master" and made a member of Marketing Masters of Anchorage. The (now ten) members are selected based upon production volume, sides closed annually, character, ethics in business practice, and respect from associated affiliates. In 2024, Lindsay was inducted into the Marketing Masters, following in her mother's footsteps.

Our Commitment to You

Buying and selling real estate is one of the most highly stressful events we undertake in our lives. In fact, it is right up there with marriage and having children. Often a real estate transaction is taking place along with other life stressors. We understand this and strive to keep your goals at the forefront of the transaction to help you realize your dreams.

Why Simpson Holland RE

Our Mission

To provide a high level of service to enhance the lives of our clients and their families and help both those families and our team members build wealth so that they can be contributors to our community.

Our Vision

To be The Real Estate Team of Choice

Our Values:

We believe in God, family, and business

We believe in customer satisfaction

We believe no transaction is worth our reputation

We believe who we are in business with really matters

We believe in personal growth through education

We believe in helping others achieve their goals

Our Beliefs:

Win-Win ~ Or no deal

Integrity ~ Do the right thing

Customers ~ Always come first

Communication ~ Seek first to understand

Creativity ~ Ideas before results

Teamwork ~ Together everyone achieves more

Trust ~ Begins with honesty

Success ~ Results through people

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Above and Beyond

For Simpson Holland Real Estate providing exceptional service involves more than just making your real estate dreams come true. It requires taking the next logical step; helping you through the details after you officially own your home.

We have worked with the following service professionals, and highly recommend them to my clients:

Heating Contractor:	Muotka Mechanical	907-344-8825
Window Replacement:	Grandview Windows	907-227-1724
Cleaning Services:	KBM Services	907-227-2008
Chimney Cleaning:	North Country Stoves	907-333-3131
Landscaper:	North Star Landscaping	907-301-9402
Septic Engineer:	Garness Engineering	907-337-6179
Painting Contractor:	Travis Ellingboe	907-947-8826

We have a more extensive list of contractors, just call my office and let me know what you're looking for & we'll pair you up!

Also, before you undertake any large projects, let us know & we'll help you make decisions if you're considering selling in the near future to make sure your investment is wise!

WHAT OUR CLIENT SAY ABOUT US

"If someone I know is buying a home I recommend Beth, she makes you feel comfortable and explains things so you can understand."

Jim & Hillary Smith
Sand Point, Alaska

"So easy and painless and it happened so fast! I've already recommended Beth to a friend who was looking to buy a home!"

Bret & Nancy Clark
Anchorage, Alaska

"When my husband and I bought our first home Lindsay and Beth kept the process straightforward and easy to navigate. They have kept in touch, offered advice, and cultivated a warm relationship with us in the years after buying our home. We wholeheartedly recommend them!"

Wright Family
Anchorage, Alaska

"Highly recommended! Beth Simpson and her daughter Lindsay Holland helped my husband and I buy our first house. They were patient while we found the right house for us....They're a personable and professional team that has continued to be a resource for us as we navigate new home ownership."

Scott & Family
Anchorage, Alaska

"The Simpson Co. has helped many of my family and friends both successfully buy and sell houses in the Anchorage area. Since I am a Realtor myself, I'm REALLY picky as to who I send my loved ones to. I will ALWAYS recommend The Simpson Co to anyone and everyone moving to or from Alaska. Thank you for always caring for my family like they are your own!."

Jennifer
Anchorage, Alaska

"Beth has continued to offer the same exceptional service today as she did over two years ago when her assistance in the purchase of my wonderful home was simply invaluable."

James Stafford
Anchorage, Alaska

"I love her to death! She helped when I had just lost my husband of 41 years and had been in Seattle for a year."

Pat Rivenbark
Soldotna, Alaska

"I worked with Lindsay from house hunting through closing on my first home. She was consistently communicative, professional, and an invaluable guide through the whole process. I could not have asked for a better experience, and I highly recommend her to any prospective buyer."

Ian Stuertz
Anchorage, Alaska

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References

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The Home-Buying Process



THE STATE
of **ALASKA** *Department of Commerce, Community, and Economic Development*
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. 	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort.
<p>Consumer Initials: _____ / _____ Date: _____</p>	<p>Consumer Initials: _____ / _____ Date: _____</p>
Neutral Licensee	
<p>Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property. 	
<p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>	
Duties Not Owed by Licensee	
<p>AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to</p> <ul style="list-style-type: none"> (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship; (2) conduct an independent investigation of a person's financial condition; or (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable. 	

The Home-Buying Process

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:					
Licensee Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

–THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –

The Home-Buying Process



THE STATE
of **ALASKA** Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Waiver of Right to Be Represented

The Consumer understands that all rights to be Represented by the Licensee are being waived. The Consumer is receiving Specific Assistance in a Neutral capacity. A Waiver of Right to be Represented MUST be signed BEFORE the Licensee acts in a Neutral capacity. The Seller/Lessor may preauthorize the Licensee to act in a Neutral capacity by signing this disclosure prior to a Buyer/Lessee's interest. The Licensee must have all parties sign a Waiver of Right to be Represented before showing the property to a Represented Buyer/Lessee and acting in a Neutral capacity. The following is an outline of duties owed by a Neutral Licensee to Consumers:

Neutral Licensee	
<p>The Licensee will be providing services to both sides in a real estate transaction for a specific property. A Neutral Licensee does not "Represent" either Consumer. A Licensee in a Neutral capacity owes both parties the following duties:</p> <ol style="list-style-type: none"> Exercise of reasonable skill and care; Honest and good faith dealing; Timely presentation of all written communications; Disclosing all material information known by the Licensee regarding the physical condition of a property; Timely accounting of all money and property received by the Licensee; Not intentionally take actions which are adverse or detrimental to the Consumer; Timely disclosure of conflicts of interest to the Consumer; Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; Not disclosing Consumers confidential information during or after representation without written consent of the Consumer unless required by law; and Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property. <p>Consumer Initials: _____ / _____ Date: _____</p>	
Additional Authorization	
<p>This additional authorization allows the Neutral Licensee to engage in the following conduct in a good faith effort to assist in reaching the final agreement in a real estate transaction:</p> <ol style="list-style-type: none"> Analyzing, providing information on, or reporting the merits of the transaction to each party; Discussing the price, terms, or conditions that each party would or should offer or accept; or Suggesting compromises in the parties' respective bargaining positions. <p>Consumer Initials: _____ / _____ Date: _____</p>	

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. The Consumer is waiving their right to be Represented and authorizes the below Licensee to act in a Neutral capacity.

Brokerage Name:			
Licensee Name:	Signature:	Date:	
Consumer Name:	Signature:	Date:	
Consumer Name:	Signature:	Date:	

—THIS CONSUMER DISCLOSURE IS NOT A CONTRACT—

The Home-Buying Process

Select a Real Estate Agent

Obtain Financial Preapproval

Analyze Needs in Buyer Consultation

Select Properties

View Properties

Write an Offer to Purchase
1% Earnest Money

Negotiate Terms

Accept the Contract

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The Home-Buying Process

Remove Contingencies

Conduct Inspections

Estimate \$500-100 for inspections.

Resolve Any Repair Issues

Appraisal

~\$950

Conduct Title Search

Remove any Encumbrances

Obtain Title Insurance

Obtain Mortgage Financing

Credit Check

Underwriting

Appraisal

Survey

Insurance

Obtain Funds for Closing

Close on Property

Take Possession of Home!

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Example Estimate for Conventional

Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

This list of estimated of fees and costs related to your loan is provided for informational purposes only, and should not be considered a Loan Estimate. Once you complete your application you will receive an official Loan Estimate detailing the actual fees/costs of your loan based on your credit application.

Loan Worksheet

RWAS093713

Date: _____
 Borrower: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email: _____

Loan Officer: _____
 Phone: _____
 Email: _____
 NMLS#: _____

Proposed Loan Information

Purchase Price	\$500,000.00	Estimated Value	\$500,000.00
Base Loan Amount	\$450,000.00	Total Loan Amount	\$450,000.00
Interest Rate	6.625%	Loan Type	Conventional
APR	6.824%	Loan Term	360 Months
LTV	90.000%		
Product	Conv Fixed		

Estimated Closing Costs

	Amount
Processing Fees	\$799.00
Underwriting Fees	\$250.00
Lender Document Prep Fee	\$495.00
Appraisal	\$950.00
Credit Report	\$112.00
Condo Questionnaire	\$300.00
Wire Transfer Fee	\$50.00
Express Mail Fee	\$35.00
Settlement Fee	\$1,200.00
Owner's Title Insurance	\$536.40
Lender's Title Insurance	\$1,817.20
eRecording Fee	\$25.00
Attorney's Doc Prep Fee	\$75.00
Recording Fees	\$154.00
Home Inspection	\$500.00

Total Estimated Closing Costs

\$7,298.60

Purchase Price

Summary of your Transaction

Total Estimated Closing Costs	\$500,000.00	Closing Costs Paid by Seller	\$3,801.50
Total Est Reserve / Prepaid Costs	\$7,298.60	Base Loan Amount	\$450,000.00
	\$8,396.03	Total Loan Amount	\$450,000.00

Total Costs

\$515,694.63


Total Credits

\$459,401.50

ESTIMATED CASH FROM BORROWER

\$56,293.13

This is not a Loan Estimate required by federal law. If you complete an application with us, your Loan Estimate will be sent to you in the initial package. This is not a commitment to lend, nor is it a rate lock, pre-qualification or pre-approval. This worksheet is intended to assist you in evaluating a loan or home purchase using estimated closing and property costs. Closing and settlement costs, reserve deposits, interest rate, and APR are subject to change and the estimates shown above may be more or less depending on factors such as but not limited to: down payment, property type, and occupancy. Housing costs will vary depending on but not limited to: location, homeowner's association dues, local and state fees, taxes, and hazard and mortgage insurance. Changes from third parties, which may include but not limited to: Lender's affiliates, will be passed through at the actual cost charged by the 3rd Party. You may wish to compare these estimated charges in considering the total cost of your mortgage.

 Equal Housing Opportunity. Some products may not be available in all states. This is not a commitment to lend. Restrictions apply. All rights reserved.

**Just an example of a "good faith estimate" or cost estimate. This will be different for every buyer. It is always good to let your licensee review.*

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Example Estimate for AHFC 1st Home Limited Conventional

Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

This list of estimated of fees and costs related to your loan is provided for informational purposes only, and should not be considered a Loan Estimate. Once you complete your application you will receive an official Loan Estimate detailing the actual fees/costs of your loan based on your credit application.

Loan Worksheet

RWAS093713

Date: _____ Loan Officer: _____
 Borrower: _____ Phone: _____
 Address: _____ Email: _____
 City, State, Zip: _____ NMLS#: _____
 Phone: _____
 Email: _____

Proposed Loan Information

Purchase Price	\$500,000.00	Estimated Value	\$500,000.00
Base Loan Amount	\$450,000.00	Total Loan Amount	\$450,000.00
Interest Rate	5.500%	Loan Type	Conventional
APR	5.771%	Loan Term	360 Months
LTV	90.000%		
Product	AHFC Conv Fixed		

Estimated Closing Costs

Amount

Loan Origination Fee	\$4,500.00
Lender Document Prep Fee	\$495.00
Appraisal	\$950.00
Credit Report	\$112.00
AHFC Commitment Fee	\$1,125.00
Wire Transfer Fee	\$50.00
Express Mail Fee	\$35.00
Settlement Fee	\$1,200.00
Owner's Title Insurance	\$536.40
Lender's Title Insurance	\$1,817.20
eRecording Fee	\$25.00
Attorney's Doc Prep Fee	\$75.00
Recording Fees	\$189.00
AHFC Assignment Fee	\$34.50
Home Inspection	\$500.00

Total Estimated Closing Costs

\$11,644.10

Purchase Price

Summary of your Transaction

Total Estimated Closing Costs	\$500,000.00	Closing Costs Paid by Seller	\$3,531.50
Total Est Reserve / Prepaid Costs	\$11,644.10	Base Loan Amount	\$450,000.00
	\$8,187.98	Total Loan Amount	\$450,000.00

Total Costs

\$519,832.08


Total Credits

\$459,131.50

ESTIMATED CASH FROM BORROWER

\$60,700.58

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The Mortgage and Loan Process

Funding Your Home Purchase

1. Financial pre-qualification or pre-approval

Application and interview

Buyer provides pertinent documentation, including verification of employment

Credit report is requested

Licensee opinion of value scheduled for current home owned, if any

2. Underwriting

Loan package is submitted to underwriter for pre-approval

3. Appraisal

3rd party company assigns appraisal to licensed appraiser.

Appraiser is charged by the bank with verifying purchase price meets market value

4. Loan approval

Parties are notified of approval

Loan documents are completed and sent to title

5. Title company

Title exam, insurance and title survey conducted

Borrowers come in for final signatures

6. Final Underwriting

7. Funding

Lender reviews the loan package

Funds are transferred by wire

8. Why pre-qualify?

We recommend our buyers get pre-qualified before beginning their home search. Knowing exactly how much you can comfortably spend on a home reduces the potential frustration of looking at homes beyond your means.

The Home-Buying Process

Different types of listings available:

Traditional Sale

These homes are listed with a real estate licensee and offering a full commission, they are owned by a homeowner who has enough equity in the property to complete a sale.

For Sale by Owner

These homes are listed by the homeowner, often in the multiple listing service, but either do not offer a commission or offer a significantly discounted commission.

Relocation Sale

These homes are listed with a real estate licensee and are in some stage of transferring ownership to a relocation company. Relocation companies typically won't approve a contingent offer.

Short Sale

These homes are typically listed with a real estate licensee and offering a full commission. The seller does not have enough equity to complete a sale without consent from the lien-holding bank. The buyer and seller negotiate and then the bank and the buyer negotiate. Often the process is arduous and takes significantly longer than a traditional sale.

Foreclosure

These homes are listed with a real estate licensee and offer a full commission. They are owned by the bank because the property has already been repossessed. There can be some additional fees associated with purchasing a foreclosure (de-winterizing and re-winterizing the property) and often the bank will not make necessary repairs to accomplish financing.

The Home Inspection Process

File Number: 22937

Address of Inspection: 3033 Telequana Dr

Recommendation Page

3033 Telequana Dr, Anchorage, AK 99517

Inspection Date: Wednesday, April 10, 2019

Any repairs accomplished should be done in a manner consistent with any manufacturers installation instructions, any current code, and current trade practices. The descriptions of items recommended for repair on this summary page are a guide to identify the item for repair and should not be considered instructions on how to perform a repair.

NOTE: Health and Life Safety Items may include items that by municipal amendment or other sources, are considered **"not grandfathered"** regardless of the age of the building.

HEALTH AND LIFE SAFETY

1. Install a battery-operated smoke alarm in the upper level rear bedroom. Smoke alarms should be installed per manufacturer guidelines.
2. Install a hard wired smoke alarm in the upper level common area. Levels with bedrooms should have the smoke alarm directly outside the bedroom door area. Smoke alarms should be installed per manufacturer guidelines.
3. Ensure an AC powered, or battery powered, carbon monoxide detector is installed in the common area of each level of the home. Levels with bedrooms should have the carbon monoxide detector directly outside the bedroom door area.
4. There are open wires in the living room wall. The wires need to be properly landed into an electrical box to prevent possible shock. These wires appear to also be in a return air chase which would s not allowed. Contractor should review and repair as needed to current standards.
5. The windows in the bedrooms do not meet the minimum net clear opening requirements for emergency egress. Bedroom windows in homes constructed prior to 1979 should have a minimum net clear opening width of 20-inches, a minimum net clear opening height of 22-inches and a net clear opening square area of no less than 5.0 sq. ft. Currently the windows do not meet the minimum width requirement. Repair or replace the windows as necessary to achieve the net clear opening minimums for emergency egress.
6. The multi-wire branch circuits within the left electrical panel should be protected by adding double pole common-internal trip circuit breaker ties (barrel or clip) to prevent the possibility of the shared common (neutral) staying energized. Install the physical barrel or clip which bonds the two circuit breakers in a 12/3 cord together to ensure both circuits within the one cord are de-energized for service or repair work. Repairs to be completed by a qualified electrician.
7. There are improperly terminated wires in the right electrical panel. Terminate the wires with protective caps.
8. Have a qualified HVAC contractor service and inspect the heating system and water heater. The service should include cleaning if not completed within the past 12 months and ensuring the heating system and water heater are code compliant. Manufacturers recommend annual servicing and repair to ensure proper operation of the heating system. Technical inspection, code compliance and exhaustive system operation check is not within the scope of this inspection. Repair as further recommended by HVAC technician. Receipt required upon re inspection.
9. Due to storage the garage outlets could not be tested. Ensure all garage outlets have GFCI protection provided.
10. The exterior stairs to the entrance of the home have four or more rises which requires a handrail. The handrail height should be between 34-inches and 38-inches measured from the nosing of the tread, the handrail should be graspable and should extend from the bottom step to the top step in one continuous piece with returns. Install an adequate handrail to prevent possible injuries.
11. The window at the exterior entry stairs is within 60-inches of the stairs walking surface and is not safety rated. Replace the window or install safety film to ensure the safety requirements are met. Safety film must be installed by certified personnel.
12. The handrails at the stairs to the rear deck do not have a graspable surface or set at the proper height. The handrail height should be between 34-inches and 38-inches measured from the nosing of the tread, should be graspable and should extend from the bottom step to the top step in one continuous piece with returns. Repair or replace the handrails as needed.

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SIMPSON HOLLAND | REAL ESTATE

ADDING VALUE TO COMMUNITY SINCE 1974

The Home Inspection Process

File Number: 22937

Address of Inspection: 3033 Telequana Dr

13. The guardrail at the stairs to the rear deck have missing and loose balusters. Install balusters with no more than 4-inch separation to ensure the safety standards are met.
14. The stairs to the rear deck exceed the maximum allowable height of 7 3/4 inches for a stair rise. Repair or replace the stairs as needed to ensure the safety requirements are met.

SIGNIFICANT REPAIR ITEMS

1. The soffit vents are covered by insulation. Clear the blocked areas to ensure adequate ventilation of the attic is achieved.
2. A second layer of faced, batted insulation was added to the attic. This creates a second vapor barrier that can trap moisture and is not allowed. Contractor repair to current standards. "Please add this as a write up."
3. Viewed from the attic the ridge vent is damaged. Repair or replace as needed.
4. The roof has Warped and weathered shakes. The roof appears to be past the end of its useful life. Further evaluation of the roofs overall condition and repairs or replacement to be completed by a qualified roofing contractor.
5. Multiple pieces of siding are damaged which may allow moisture intrusion. Repair or replace all damaged siding as needed.
6. The concrete walkway leading to the home has gaps with offset levels which is considered a tripping hazard. Further review and repairs to be completed by a qualified contractor.
7. The sewer clean out in the walkway is above ground level and is considered a tripping hazard. Repair the sewer clean out ensuring that it is flush with the driveway.
8. The sealant on the exterior of the home is weathered. Clean and reseal to prevent deterioration of the wood.
9. The rear deck is not lag bolted to the house. Lag bolt the deck to the house to ensure structural integrity is obtained.
10. The cantilevered rear deck is currently supported by posts buried in soil which will allow movement during climatic change. Replace the post buried in soil with permanent footers to prevent heaving and possible damage to the floor structure.
11. The driveway is cracked at multiple areas and is in overall disrepair. Further review and repairs to be complete by qualified contractor.
12. The driveway has settled approximately four inches at the garage slab area. Repair the driveway to make the transition into the garage less abrupt. Repairs to be completed by a qualified contractor.

RECOMMENDED REPAIR ITEMS

1. Multiple panels of the overhead garage door are damaged. Recommend replacing the door panels.
2. The open area between the stair treads at the exterior stairs leading to the deck will allow a 4-inch sphere to pass through. Block off the openings between the stair treads to prevent a 4-inch sphere from passing through.
3. The exterior stairs at the rear deck are in direct contact with soils. Recommend installing concrete pavers to avoid wood to soil contact.

How Does Someone Win With You?

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What do you feel you have the right to expect from me as your real estate consultant?

What is your preferred method of communication?

Phone Text Email

How frequently do you expect to be contacted?

Daily Weekly As properties meet our criteria

Once in contract how frequently do you expect to be contacted?

Bi-Weekly Weekly As information becomes available

SIMPSON HOLLAND | REAL ESTATE

ADDING VALUE TO COMMUNITY SINCE 1974

What Is Expected of Our Buyers?

- Work exclusively with the Simpson Holland team*
- Hold Simpson Holland harmless from any incomplete or inaccurate information provided by buyer.*
- Provide Simpson Holland with reliable information*
- Be available for showings*
- Authorize Simpson Holland to negotiate under the buyer's direction.*
- Keep Simpson Holland of any changes to situation, including motivation and timeline needs.*

Buyer Actions that Could Jeopardize a Purchase

- Changing jobs, becoming self-employed, or quitting a job
- Buying a car, recreational vehicle, or other large item
- Using charge cards excessively or letting payments fall behind
- Spending money intended for closing
- Omitting debts or liabilities from the loan application
- Buying furniture
- Making credit inquiries
- Making large deposits without checking with the loan officer
- Changing bank accounts
- Cosigning a loan

What Is Expected of Our Buyers?

Buyer Personal Service Agreement



This form authorized for use ONLY by active real estate licensee subscribers of Alaska Multiple Listing Service, Inc.

1 This Agreement is made and entered into by and between _____
2 (Buyer) and _____ (Brokerage), which has designated _____
3 (Buyer's Licensee) to provide services to Buyer, beginning on _____ (date) and continuing until 11:59 p.m.
4 on _____ (date), or a successful recording of a Purchase and Sale Agreement signed within the timeframe
5 noted above (whichever is later) (the Term).

6 Brokerage/Licensee shall assist Buyer to procure the following property type(s):

7 residential condominium multi-family land commercial other: _____
8
9

10 **Consumer Disclosure:** Buyer acknowledges that Buyer has received and signed the Alaska Real Estate
11 Commission Consumer Disclosure.

12 **Brokerage/Licensee's Duties:**

13 1)

- 14
15
16 a. Brokerage/Licensee's duties to Buyer are set forth in the Alaska Real Estate Commission Consumer
17 Disclosure.
18 b. Brokerage/Licensee further agrees follows:

19 _____
20
21 _____
22
23 _____
24

25 2) **Buyer's Duties:**

- 26
27 a. Buyer agrees that Brokerage/Licensee make no warranties or representations regarding the value or suitability
28 of any property for Buyer's purposes.
29 b. Buyer agrees that the acquisition of real property may require professional qualifications in areas such as law,
30 tax, financing, surveying, structural conditions, hazardous materials, environmental matters, and/or
31 engineering which Brokerage/Licensee may not possess.
32 c. Buyer is advised to obtain inspection(s) of the property by professional inspector(s) and to obtain advice from
33 experts in such areas as desired.
34 d. If Brokerage/Licensee refers Buyer to third parties for advice and assistance, Buyer agrees that
35 Brokerage/Licensee does not warrant or guarantee the third parties' performance.
36 e. Buyer agrees to:
37 i. Work exclusively with Brokerage/Licensee to identify, view, write an offer and procure a property in
38 ii. _____ (Market Area) during the Term.
39 iii. Hold Brokerage/Licensee harmless from liability resulting from incomplete or inaccurate information
40 provided to Buyer by any third party.
41 iv. Provide Brokerage/Licensee with accurate information including financial information and written
42 authorization to obtain verification of funds necessary for the performance of this Agreement.
43 v. Be reasonably available to meet and to view properties.
44 vi. Authorize Buyer's Licensee to negotiate, under Buyer's direction, with the seller of a property or
45 seller's representative.
46 Other: _____
47
48

49 3) **Compensation Negotiable: Buyer acknowledges that Brokerage/Licensee has disclosed that brokerage** 50 **services are not free, compensation is not set by law, and is fully negotiable.**

51 4) **Compensation:** If Buyer purchases (including a contract to purchase, an exchange or contract to exchange, or an 52 option to purchase) real property, located in the Market Area during the Term, and (a) the purchase records, or (b) 53 the purchase fails to record due to Buyer's breach of the terms of the purchase and sale agreement, then the 54 Buyer will pay to Buyer Brokerage the compensation (Compensation) as follows: 55

What Is Expected of Our Buyers?

Buyer Personal Service Agreement



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a. Forms of Compensation. (Check all that apply)

- ___% of gross sales price. Flat Fee \$ _____
- Hourly Rate _____ to be billed _____
- Retainer Fee. Buyer shall pay Brokerage a nonrefundable retainer fee of \$ _____, due when Buyer signs this Agreement. If Buyer acquires and completes the purchase of property under this Agreement, the retainer shall be credited towards the Compensation due as provided in this paragraph 4.
- Brokerage processing/transaction fee: ___% of gross sales price. Flat Fee \$ _____
- Other _____
- _____

b. Unrepresented Seller or Seller Receiving Limited Service. If Buyer purchases a property from a seller not represented by a Brokerage/Licensee or from a seller whose Brokerage/Licensee provides limited service, Buyer will compensate Buyer's Brokerage as provided in 4(a).

c. Compensation After Expiration/Termination. Buyer shall pay Brokerage the Compensation specified herein, if within ___ months (six (6) months if not filled in) after expiration or termination of this agreement, Buyer purchases a property that:

- i. Buyer negotiated for or entered into a contract to purchase which failed to record; or
- ii. was brought to the Buyer's attention by the efforts or actions of Brokerage/Licensee through information secured directly or indirectly from or through Brokerage/Licensee.

d. If Buyer acquires more than one property during the Term of this Agreement, absent a separate agreement, Brokerage shall have earned the Compensation as provided in 4(a) for each transaction.

e. Brokerage will not receive Compensation from any source that exceeds the amount(s) stated in 4(a) unless Buyer and Brokerage/Licensee execute a written amendment to this Agreement to modify the Compensation due to Brokerage.

5) Source of Compensation: Compensation can be paid as follows (check one):

Buyer instructs Licensee to arrange showings only on properties where Seller is offering to pay the entire brokerage fee.

Buyer instructs Licensee to arrange showings on all properties, regardless of whether the Seller is offering to pay compensation to the selling Brokerage.

i. If the offer of compensation to the selling Brokerage is less than the amount specified in 4(a), Buyer

may negotiate the Brokerage compensation through the Purchase and Sale agreement.

ii. If the Seller's offer of compensation to selling Brokerage is less than the amount stated in 4(a), Buyer may accept the Seller's offer of compensation (if any) on behalf of the Brokerage and pay the remaining portion of the compensation due.

iii. If negotiation for payment of the Brokerage compensation through the Purchase and Sale Agreement is unsuccessful, Buyer agrees to pay the entire amount specified in 4(a).

Buyer instructs Licensee to arrange showings on all available properties. Buyer agrees to pay the entire Brokerage compensation. Brokerage will not receive any compensation from the Seller.

What Is Expected of Our Buyers?

Buyer Personal Service Agreement



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1
2 **6) Disclosure of Referral Fees or Other Compensation Paid by Brokerage:** Alaska law 12 AAC64.940 requires
3 Brokerage/Licensee to make written disclosure to the Buyer of any rebate, compensation, or fee paid to another
4 brokerage in connection with this transaction when the Buyer Personal Service Agreement is signed and again at
5 close of escrow.

6 The following fee(s) will be paid based on the compensation received by the Brokerage for the Selling side of the sale:

7
8
9 _____ \$ _____ or _____ %
10 Name of Referral Company, Relocation Company, etc. Amount or Percentage of Fee

11
12 **7) Other Potential Buyers.** Buyer understands that other potential Buyers may consider, make offers on, or acquire
13 through Brokerage/Licensee the same or similar properties as Buyer is seeking to acquire.

14 **8) Attorney's Fees.** In any legal action, proceeding or arbitration arising out of this Agreement, the prevailing party
15 may be entitled to recover its reasonable attorney's fees and costs.

16 **9) Mediation.** If a dispute arises between the parties relating to this Agreement the parties shall proceed in good faith
17 to submit the matter to mediation before commencing litigation. The cost of mediation shall be shared equally by
18 the parties.

19
20
21
22 **10) Termination.** If Brokerage/Licensee fails to perform the duties provided for in this Agreement Buyer may
23 terminate this Agreement with written notice to the Brokerage/Licensee which shall be Buyer's only recourse.

24
25 Brokerage/Licensee may terminate this Agreement by providing written notice to Buyer and Buyer shall be under
26 no further obligation to Brokerage/Licensee except for obligations existing at the time of termination.

27
28 **11) Additional Terms:**

29 _____
30 _____

31
32 **12) Addenda Attached:** _____
33 _____

34 **The undersigned have read and agree to the foregoing terms.**

35
36 Buyer Signature(s)

37
38 1: _____ Date: _____

39
40 Email: _____ Phone: _____

41
42 2: _____ Date: _____

43
44 Email: _____ Phone: _____

45
46 3: _____ Date: _____

47
48 Email: _____ Phone: _____

49
50
51 Brokerage/Licensee Signature(s)

52
53 Licensee #1 _____ Date: _____

54
55 Licensee #2 _____ Date: _____

What Is Expected of Our Buyers?

- Keep Finances Clean
- Respond to all communication & paperwork promptly
- Attend/conduct all inspections as required
- Review survey
- Review title commitment
- Obtain homeowners insurance
- Final inspection attendance/payment
- Confirm funds for closing
- Arrange for utility services to be transferred
- Attend final walk through
- Review & sign closing disclosure (CD) from the lender
- Review Settlement Statement
- Arrange for moving
- Provide change of address to pertinent people & companies

Notes...

Notes...

Notes...



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