

RESIDENTIAL PURCHASE AND SALE AGREEMENT
Specific Terms

1. **Date:** February 1, 2024 **MLS No.:** 0 **Offer Expiration Date:** 02/01/2024
2. **Buyer:** TD West LLC and or Assigns
Buyer Buyer Status
3. **Seller:** Mary E. Ritola
Seller Seller
4. **Property:** Legal Description attached as Exhibit A. Tax Parcel No(s): 258945000
34011 NW 9th Ave La Center Clark Wa 98629
Address City County State Zip
5. **Included Items:** stove(s)/range(s); refrigerator(s); washer(s); dryer(s); dishwasher(s); microwave(s);
 fireplace insert(s); wood stove(s); satellite dish; security system; hot tub; attached camera(s);
 attached speaker(s); attached TV(s); generator; See Addendum
6. **Purchase Price:** \$ _____ U.S. Dollars
7. **Earnest Money:** \$ 20,000.00 U.S. Dollars; Delivery Date 5 days after mutual acceptance
To be held by Buyer Brokerage Firm; Closing Agent; In the form of a Promissory Note (included as an Addendum)
8. **Default:** (check only one) Forfeiture of Earnest Money; Seller's Election of Remedies
9. **Title Insurance Company:** Chicago Title Insurance Co.
10. **Closing Agent:** Chicago Title Mark Korpela
Company Individual (optional)
11. **Closing Date:** 02/17/2024; **Possession Date:** on Closing; Other See attached form 34
12. **Services of Closing Agent for Payment of Utilities:** Requested (attach NWMLS Form 22K); Waived
13. **Charges/Assessments Levied Before but Due After Closing:** assumed by Buyer; prepaid in full by Seller at Closing
14. **Seller Citizenship (FIRPTA):** Seller is; is not a foreign person for purposes of U.S. income taxation
15. **Information Verification Period:** Expires 120 days after mutual acceptance; Satisfied/Waived
16. **Agency Disclosure:** Buyer represented by: Buyer Broker; Buyer/Listing Broker (limited dual agent); unrepresented
Seller represented by: Listing Broker; Listing/Buyer Broker (limited dual agent); unrepresented
17. **Buyer Brokerage Firm Compensation:** _____; Pay as Offered or Other – See Addendum
\$ or % Amount Offered in Listing
18. **Addenda:** 34(Addendum) 35F(Feasibility), 2A, 1B, 1C LEAD BASED PAINT

[Signature] 02/01/2024
Buyer Signature Date

Buyer Signature Date
5900 NE 152nd Ave Suite 100
Buyer Address
Vancouver, Wa 98682
City, State, Zip
(360) 798-7268
Buyer Phone No. Fax No.
Toddcorpela@gmail.com
Buyer E-mail Address
RE/MAX Equity Group 4EQ145
Buyer Brokerage Firm MLS Office No.
Al Butch Korpela 35677
Buyer Broker (Print) MLS LAG No.
(360) 882-6000 (360) 921-8113 (360) 882-3600
Firm Phone No. Broker Phone No. Firm Fax No.
vanmall@equitygroup.com
Firm Document E-mail Address
butch.korpela@gmail.com
Buyer Broker E-mail Address
7098 20041
Buyer Broker DOL License No. Firm DOL License No.

Mary E. Ritola 2/1/24
Seller Signature Date

Seller Signature Date
34011 N.W. 9th ave.
Seller Address
La Center WA. 98629
City, State, Zip
360-214-4513
Seller Phone No. Fax No.
maryritola@hotmail.com
Seller E-mail Address

Listing Brokerage Firm MLS Office No.

Listing Broker (Print) MLS LAG No.

Firm Phone No. Broker Phone No. Firm Fax No.

Firm Document E-mail Address

Listing Broker E-mail Address

Listing Broker DOL License No. Firm DOL License No.