

12 Beaver Creek Road

Requirements of Asset Manager representing Cascade Funding Mortgage Trust

This is a Real Estate Owned (bank-owned) property. Please be aware of the following requirements **BEFORE** presenting an offer on behalf of your Buyer.

FIRST LOOK PERIOD: The property you are considering is subject to a 3-day First Look Period in an initiative to preserve and promote neighborhood values. During this designated time frame, **owner-occupants, nonprofits, and government entities** can submit offers without competition from investors. To prove owner-occupancy, a buyer may need to provide documentation corroborating their intent to live in the property as their primary residence. This might include an affidavit stating their intent to live in the property for a certain period of time (usually one year), utility bills, pay stubs, bank statements, or a copy of the buyer's driver's license.

Upon the expiration of the First Look Period, Seller will negotiate offers giving preference to "owner occupants, public entities or a designated partner of a public entity."

OFFERS TO PURCHASE: Cash offers require 10% EMD or \$1,000 minimum, whichever is greater, and all financed offers require 1% EMD or \$1,000 minimum, whichever is greater. Buyer(s) is required to submit their EMD to CENTURY 21 BHJ Realty Inc. within 48 hours of the executed contract. Earnest Money Deposit is to be made payable to Wilcox Abstract & Title.

MULTIPLE OFFERS: Buyer(s) winning the highest and best must understand that they participated in a highest and best, multiple offers situation and that any requests to the Seller for special concessions, repairs or switch in financing could result in Seller terminating and retaining buyer's EMD.

RESPONSE DEADLINES: Please allow ample time for Asset Manager to review and respond to Offers.