

CN: 201703018170

SN: 260

PC: 10

FILED

APR 30 2019

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

**SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE**

In re the Marriage of:

SIRINYA SURINA

Petitioner,

And

AARON MICHAEL SURINA

Respondent.

No. 17-3-01817-0

**REPLY DECLARATION OF
REALTOR DONNA HENRY RE:
MORTGAGE PAYMENTS**

Donna Henry Declares:

1. I was Aaron and Sirinya Surina's realtor when Aaron and Sirinya purchased their property at 1616 S. Rocky Ridge Drive in Spokane Valley, Washington
2. I am currently their realtor trying to sell their property.
3. I have been a realtor for 13 years.
4. During my entire career I have never told a client to stop paying his or her mortgage payment because the property would sell before there was a problem.
5. I did not tell Aaron Surina to stop paying his mortgage because the home would sell before there was a problem as he writes I did on page 3 of his most recent response declaration.
6. In fact, Aaron has been un-cooperative in almost all of the 5 different Purchase

In re the Marriage of Surina
Reply Declaration of Donna Henry
Page 1 of 2

KEITH A. GLANZER, P.S.

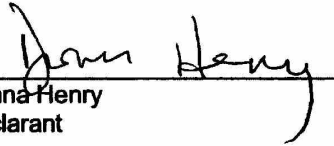
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

1 and Sale Agreements I have put together for the Aaron and Sirinya Surina and
2 continues to be un-cooperative.

- 3 7. I have put together 5 different buyers on this property and it has been Aaron
4 Surina who has interfered and driven away the buyers. Please see Exhibit A, a
5 true and correct copy of an email is I sent to Aaron Surina's attorney, Richard K
6 Kuck and Sirinya Surina's attorney Keith A. Glanzer.
7 8. Also, I have attached the first page of each of the attachments I reference in my
8 email. See Exhibit B
9 9. The current buyers are willing to pay \$326,000 contingent on the roof being
10 repaired. See Exhibit C
11 10. The Home Site field adjuster and Dave Hageman have inspected the roof and I
12 understand the roof is covered by Home Site and the Surina's have a valid claim
13 to have the roof repaired. I understand Aaron Surina is refusing to move forward
14 with the claim to have the roof repaired.

15 I declare under penalty of perjury under the laws of the state of Washington that the
16 foregoing is true and correct.

17 Signed at Spokane, Washington, April 30, 2019

18 
19 Donna Henry
20 Declarant
21
22
23
24
25

Offers on 1616 S Rocky Ridge

Donna Henry <donnasellsspokane@gmail.com>

Fri 4/26/2019 8:41 AM

To: richk@rklaw.com <richk@rklaw.com>; Keith Glanzer <kagps70@hotmail.com>

📎 5 attachments (23 MB)

1616 S Rocky Ridge - Tom Hormel 325k.pdf; 1616 S. Rocky Ridge - Denay.pdf; 1616 S Rocky Ridge Dr. Lisa Peters.pdf; Rocky Ridge Offer Blake.pdf; Rocky Ridge Final Dan Hilton.pdf;

Here are 4 offers that didn't work out because we couldn't get Aaron to cooperate...then there is the 5th that we are under contract on now.

The first 2 are the multiple offers that I got them both up from the 295k mark to 315k (Lisa Peters) and 315,500 (Denay Hornberger). Aaron wouldn't sign the stronger offer and fought for the contingent offer.

Then we got an offer from Blake Nelson for 295k that we couldn't get to work.

Then we got under contract with Dan Hilton and got to closing but Aaron wouldn't sign.

When we put it back on the market for 320k we got multiple offers again, on from Tom Hormel and they would only go up to 325k and Camela Lathrup who we are now under contract with for 326k and they want a new roof which insurance will pay for at the cost of their \$1000 deductible.

I've attached all of the offers to this email as well as a message from one of the agents.

EXHIBIT A

Denay Hornberger
(509) 951-5992

9:16 AM

VIEW ALL

I don't think so. They found another house they like and it's really been stressful for the wife.

9:20 AM

She is little sensitive and this whole process just kind of threw her off that house. I don't get it but that is how she feels.

9:25 AM

Ok, I get it

9:47 AM

It's probably best to get him out of that whole situation. I talked to Boone today he said the husband is acting crazy. He was talking about attorney general staff he wanted to know what my clients did for a living a bunch of stuff that Boone could not legally tell him.

9:47 AM

I feel really bad you have to deal with the crazy husband like that

9:48 AM

Over message

--
Donna Henry
Managing Broker
Donna Henry Homes
Citibrokers, LLC
509.844.2181 (c)
509.777.0003 (f)
www.DonnaSellsSpokane.com

Form 21
Residential Purchase & Sale Agreement
Rev. 2/17
Page 1 of 5

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**RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS**

1. **Date:** April 03, 2019 **MLS No.:** 201824734 **Offer Expiration Date:** 4/4/2019
2. **Buyer:** Steve Christensen Beth Christensen A married couple
Buyer Buyer Status
3. **Seller:** Aaron M Surina Sirinya Surina
Seller Seller
4. **Property:** Legal Description attached as Exhibit A. Tax Parcel No(s): 35261.1514
1616 S Rocky Ridge Dr Spokane Valley Spokane WA 99212
Address City County State Zip
5. **Included Items:** ☒ stove/range; ☐ refrigerator; ☐ washer; ☐ dryer; ☒ dishwasher; ☐ hot tub; ☐ fireplace insert;
☐ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☒ microwave;
☐ generator; ☐ other _____
6. **Purchase Price:** \$ 320,000.00 Three Hundred Twenty Thousand Dollars
7. **Earnest Money:** \$ 3,500.00 ☐ Check; ☐ Note; ☒ Other Wire/Check (held by ☐ Selling Firm; ☒ Closing Agent)
8. **Default:** (check only one) ☒ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
9. **Title Insurance Company:** First American Title
10. **Closing Agent:** First American Title Julie Dorr
Company Individual (optional)
11. **Closing Date:** 5/22/2019; **Possession Date:** ☒ on Closing; ☐ Other _____
12. **Services of Closing Agent for Payment of Utilities:** ☒ Requested (attach NVMLS 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. **Agency Disclosure:** Selling Broker represents: ☒ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
Listing Broker represents: ☒ Seller; ☐ both parties
16. **Addenda:** 22A(Financing) 22D(Optional Clauses) 22K(Utilities) Spokane Addendum
35(Inspection) 22EF(Funds Evidence) 22VV(HO Insurance) 22T(Title Contingency)

Authentisign
Steve Christensen 04/03/2019
Buyer's Signature Date
Beth Christensen 04/04/2019
Buyer's Signature Date
Buyer's Address _____
City, State, Zip _____
Phone No. _____ Fax No. _____
Stephen.Christensen@reyescb.com
Buyer's E-mail Address
RE/MAX Inland Empire 1061
Selling Firm MLS Office No.
Tom Hormel 10161
Selling Broker (Print) MLS LAG No.
509-232-0824 509-232-0824 509-232-0828
Firm Phone No. Broker Phone No. Firm Fax No.
offers@homespokane.com
Selling Firm Document E-mail Address
Tom@TomsCastles.com
Selling Broker's E-mail Address
10039 9401
Selling Broker DOL License No. Selling Firm DOL License No.

Seller's Signature _____ Date _____
Seller's Signature _____ Date _____
Seller's Address _____
City, State, Zip _____
Phone No. _____ Fax No. _____
Seller's E-mail Address _____
Citibrokers, LLC 1195
Listing Firm MLS Office No.
Donna Henry 12767
Listing Broker (Print) MLS LAG No.
509-444-0365 509-844-2181 509-777-0003
Firm Phone No. Broker Phone No. Firm Fax No.
contracts@citibrokers.com
Listing Firm Document E-mail Address
donnasellspokane@gmail.com
Listing Broker's E-mail Address
23892 19427
Listing Broker DOL License No. Listing Firm DOL License No.

EXHIBIT B

Form 21
Residential Purchase & Sale Agreement
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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT SPECIFIC TERMS

- Date:** March 08, 2019 **MLS No.:** 201511358 **Offer Expiration Date:** 3/12/2019
- Buyer:** Bradley Barker Stacie Barker A married couple
Buyer Buyer Status
- Seller:** Aaron M Surina Sirinya Surina
Seller Seller
- Property:** Legal Description attached as Exhibit A. Tax Parcel No(s): 35261.1514
1616 S Rocky Ridge Dr Spokane Valley Spokane WA 99212
Address City County State Zip
- Included Items:** ☒ stove/range; ☒ refrigerator; ☒ washer; ☒ dryer; ☒ dishwasher; ☐ hot tub; ☒ fireplace insert; ☒ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☒ microwave; ☐ generator; ☐ other _____
- Purchase Price:** \$ 309,250.00 Three Hundred Nine Thousand Two Hundred Fifty Dollars
- Earnest Money:** \$ 3,000.00 ☒ Check; ☐ Note; ☐ Other _____ (held by ☒ Selling Firm; ☐ Closing Agent)
- Default:** (check only one) ☒ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
- Title Insurance Company:** Spokane County Title Co
- Closing Agent:** Gustafson Law
Company Individual (optional)
- Closing Date:** 3/22/2019 or SOONER; **Possession Date:** ☒ on Closing; ☐ Other _____
- Services of Closing Agent for Payment of Utilities:** ☒ Requested (attach NWMLS Form 22K); ☐ Waived
- Charges/Assessments Levied Before but Due After Closing:** ☐ assumed by Buyer; ☒ prepaid in full by Seller at Closing
- Seller Citizenship (FIRPTA):** Seller ☐ is; ☒ is not a foreign person for purposes of U.S. income taxation
- Agency Disclosure:** Selling Broker represents: ☒ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
Listing Broker represents: ☒ Seller; ☐ both parties
- Addenda:** 22A(Financing) 22D(Optional Clauses) 22K(Utilities) 22T(Title Contingency)
Spokane Addendum 22VV(HO Insurance)

Authentisign
Bradley Barker 03/12/2019
Buyer's Signature
Stacie Barker 03/12/2019 Date
Buyer's Signature
322 E Regina
Buyer's Address
Spokane WA 99218
City, State, Zip
719-235-3091
Phone No. Fax No.
bradbarker@aol.com bradbarker@aol.com
Buyer's E-mail Address
Hilton Real Estate 365
Selling Firm MLS Office No.
Dan Hilton 11856
Selling Broker (Print) MLS LAG No.
5092358484 5092358484 5092358482
Firm Phone No. Broker Phone No. Firm Fax No.
hiltonrealestate@hotmail.com
Selling Firm Document E-mail Address
dhilton@hotmail.com
Selling Broker's E-mail Address
110611 1772
Selling Broker DOL License No. Selling Firm DOL License No.

Authentisign
Aaron M Surina 03/12/2019
Seller's Signature
Sirinya Surina 03/12/2019 Date
Seller's Signature
312/2019 4:38:13 PM PDT
Seller's Address
City, State, Zip
Phone No. Fax No.
Aaron@surina.org /sirinyadavid@gmail.com
Seller's E-mail Address
Citibrokers, LLC 1195
Listing Firm MLS Office No.
Donna Henry 12767
Listing Broker (Print) MLS LAG No.
5094440365 509-844-2181 5097770003
Firm Phone No. Broker Phone No. Firm Fax No.
contracts@citibrokers.com
Listing Firm Document E-mail Address
donnasellspokane@gmail.com
Listing Broker's E-mail Address
23892 19427
Listing Broker DOL License No. Listing Firm DOL License No.

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT SPECIFIC TERMS

- Date:** January 14, 2019 **MLS No.:** 201824734 **Offer Expiration Date:** 1/14/2019
- Buyer:** Stacey Geoppo
- Seller:** Aaron M Surina
- Property:** Legal Description attached as Exhibit A. Tax Parcel No(s): 35261.1514
1616 S Rocky Ridge Dr Spokane Valley Spokane WA 99207
Address City County State Zip
- Included Items:** ☒ stove/range; ☒ refrigerator; ☒ washer; ☒ dryer; ☒ dishwasher; ☐ hot tub; ☐ fireplace insert;
☐ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☐ microwave;
☐ generator; ☐ other _____
- Purchase Price:** \$ 295,000.00 Two Hundred Ninety-Five Thousand Dollars
- Earnest Money:** \$ 1,000.00 ☒ Check; ☐ Note; ☐ Other _____ (held by ☐ Selling Firm; ☒ Closing Agent)
- Default:** (check only one) ☐ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
- Title Insurance Company:** FATCO
- Closing Agent:** FATCO AMANDA CORWIN
Company Individual (optional)
- Closing Date:** 3/4/2019 **Possession Date:** ☒ on Closing; ☐ Other _____
- Services of Closing Agent for Payment of Utilities:** ☒ Requested (attach NWMLS Form 22K); ☐ Waived
- Charges/Assessments Levied Before but Due After Closing:** ☐ assumed by Buyer; ☒ prepaid in full by Seller at Closing
- Seller Citizenship (FIRPTA):** Seller ☐ is; ☒ is not a foreign person for purposes of U.S. income taxation
- Agency Disclosure:** Selling Broker represents: ☒ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
Listing Broker represents: ☒ Seller; ☐ both parties
- Addenda:** 22D(Optional Clauses) 22T(Title Contingency) 35(Inspection) Spokane Addendum
22K(Utilities)

 Buyer's Signature Date <u>01/13/2019</u>		Seller's Signature Date _____	
Buyer's Address _____		Seller's Address _____	
City, State, Zip _____		City, State, Zip _____	
Phone No. _____ Fax No. _____		Phone No. _____ Fax No. _____	
Buyer's E-mail Address _____		Seller's E-mail Address _____	
Synergy Properties 1250 Selling Firm MLS Office No.		Citibrokers, LLC 1195 Listing Firm MLS Office No.	
Blake Nelson 15323 Selling Broker (Print) MLS LAG No.		Donna Henry 12767 Listing Broker (Print) MLS LAG No.	
509-624-4400 509-624-4400 509-747-1304 Firm Phone No. Broker Phone No. Firm Fax No.		509-444-0365 509-844-2181 509-777-0003 Firm Phone No. Broker Phone No. Firm Fax No.	
firmbroker@509s.com Selling Firm Document E-mail Address		contracts@citibrokers.com Listing Firm Document E-mail Address	
blake@platinumpnw.com Selling Broker's E-mail Address		donnasellspokane@gmail.com Listing Broker's E-mail Address	
125940 19131 Selling Broker DOL License No. Selling Firm DOL License No.		23892 19427 Listing Broker DOL License No. Listing Firm DOL License No.	

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**RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS**

1. Date:	<u>December 21, 2018</u>	MLS No.:	<u>201824734</u>	Offer Expiration Date:	<u>12/22/2018</u>
2. Buyer:	<u>Brenda Freese</u>		<u>Robert Scott</u>		<u>A married couple</u>
3. Seller:	<u>Aaron M Surina</u>		<u>Sirinya Surina</u>		
	Buyer		Buyer		Status
	Seller		Seller		
4. Property:	Legal Description attached as Exhibit A. Tax Parcel No(s): <u>35261.1514</u>				
	<u>1616 S Rocky Ridge Dr</u>	<u>Spokane Valley</u>	<u>Spokane</u>	<u>WA</u>	<u>99212</u>
	Address	City	County	State	Zip
5. Included Items:	☒ stove/range; ☒ refrigerator; ☐ washer; ☐ dryer; ☒ dishwasher; ☐ hot tub; ☒ fireplace insert; ☐ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☒ microwave; ☐ generator; ☐ other _____				
6. Purchase Price:	\$ <u>295,000.00</u>	<u>Two Hundred Ninety-Five Thousand</u>			Dollars
7. Earnest Money:	\$ <u>2,950.00</u>	☒ Check; ☐ Note; ☐ Other _____ (held by ☐ Selling Firm; ☒ Closing Agent)			
8. Default:	(check only one) ☒ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies				
9. Title Insurance Company:	<u>FATCO</u>				
10. Closing Agent:	<u>Dawn</u>				
	Company	Individual (optional)			
11. Closing Date:	<u>1/14/2019</u>	Possession Date:	☐ on Closing; ☒ Other <u>9pm recording date</u>		
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. Agency Disclosure:	Selling Broker represents: ☒ Buyer; ☐ Seller; ☐ both parties; ☐ neither party Listing Broker represents: ☒ Seller; ☐ both parties				
16. Addenda:	<u>22A(Financing)</u>	<u>22T(Title Contingency)</u>	<u>22K(Utilities)</u>	<u>22D(Optional Clauses)</u>	
	<u>22VV(HO Insurance)</u>	<u>31(Earnest Money Note)</u>	<u>Spokane Addendum</u>	<u>35(Inspection)</u>	
<u>Spokane Addendum</u>					
<u>Exhibit A</u>					
AuthenticSign					
<u>Brenda Freese</u>		<u>12/21/2018</u>			
Buyer's Signature		Date			
<u>Robert Scott</u>		<u>12/21/2018</u>			
Buyer's Signature		Date			
<u>3916 E 19th</u>					
Buyer's Address					
<u>Spokane</u>	<u>WA</u>	<u>99223</u>			
City, State, Zip					
Phone No.		Fax No.			
<u>picklepapa@live.com</u>					
Buyer's E-mail Address					
<u>Homeland Realty Group, LLC</u>		<u>1331</u>			
Selling Firm		MLS Office No.			
<u>Denay Hornberger</u>		<u>16218</u>			
Selling Broker (Print)		MLS LAG No.			
<u>509-922-9250</u>	<u>509-922-9250</u>	<u>866-712-0056</u>			
Firm Phone No.	Broker Phone No.	Firm Fax No.			
<u>dobbins@q.com</u>					
Selling Firm Document E-mail Address					
<u>denay@homelandspokane.com</u>					
Selling Broker's E-mail Address					
<u>134019</u>	<u>20119</u>				
Selling Broker DOL License No.	Selling Firm DOL License No.				
Seller's Signature		Date			
Seller's Signature		Date			
Seller's Address					
City, State, Zip					
Phone No.		Fax No.			
Seller's E-mail Address					
<u>Citibrokers, LLC</u>		<u>1195</u>			
Listing Firm		MLS Office No.			
<u>Donna Henry</u>		<u>12767</u>			
Listing Broker (Print)		MLS LAG No.			
<u>509-444-0365</u>	<u>509-844-2181</u>	<u>509-777-0003</u>			
Firm Phone No.	Broker Phone No.	Firm Fax No.			
<u>contracts@citibrokers.com</u>					
Listing Firm Document E-mail Address					
<u>donnasellspokane@gmail.com</u>					
Listing Broker's E-mail Address					
<u>23892</u>	<u>19427</u>				
Listing Broker DOL License No.	Listing Firm DOL License No.				

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Rev. 2/17
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**RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS**

1. **Date:** December 17, 2018 **MLS No.:** 201824734 **Offer Expiration Date:** 12/17/2018
2. **Buyer:** Robert G. Houser Sr. Alison J. Houser A married couple
Buyer Buyer Status
3. **Seller:** Aaron M Surina
Seller
4. **Property:** Legal Description attached as Exhibit A. Tax Parcel No(s): 35261.1514
1616 S Rocky Ridge Dr Spokane Valley Spokane WA 99212
Address City County State Zip
5. **Included Items:** ☒ stove/range; ☒ refrigerator; ☒ washer; ☒ dryer; ☒ dishwasher; ☐ hot tub; ☒ fireplace insert;
☐ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☒ microwave;
☐ generator; ☐ other _____
6. **Purchase Price:** \$ 315,000.00 Three Hundred Fifteen Thousand Dollars
7. **Earnest Money:** \$ 3,000.00 ☐ Check; ☐ Note; ☒ Other wire (held by ☐ Selling Firm; ☒ Closing Agent)
8. **Default:** (check only one) ☒ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
9. **Title Insurance Company:** FATCO
10. **Closing Agent:** FATCO
Company Individual (optional)
11. **Closing Date:** 1/9/2019 **Possession Date:** ☒ on Closing; ☐ Other _____
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. **Agency Disclosure:** Selling Broker represents: ☒ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
Listing Broker represents: ☒ Seller; ☐ both parties
16. **Addenda:** 22A(Financing) 22D(Optional Clauses) 22K(Utilities) Spokane Addendum
22Q(Pending Sale) 35(Inspection) 22VV(HO Insurance) 22T(Title Contingency)

Authentisign
Robert G. Houser Sr. 12/17/2018
Buyer's Signature Date
Alison J. Houser 12/17/2018
Buyer's Signature Date
Buyer's Address _____
City, State, Zip _____
Phone No. _____ Fax No. _____
Buyer's E-mail Address _____
Keller Williams Spokane - Main 872
Selling Firm MLS Office No.
Lisa Peters 15890
Selling Broker (Print) MLS LAG No.
509-458-4000 **509-458-4000** **509-458-4001**
Firm Phone No. Broker Phone No. Firm Fax No.
firmbroker@kwspokane.com
Selling Firm Document E-mail Address
lisap.legacy@gmail.com
Selling Broker's E-mail Address
129821 **51965**
Selling Broker DOL License No. Selling Firm DOL License No.

Seller's Signature _____ Date _____
Seller's Signature _____ Date _____
Seller's Address _____
City, State, Zip _____
Phone No. _____ Fax No. _____
Seller's E-mail Address _____
Citibrokers, LLC 1195
Listing Firm MLS Office No.
Donna Henry 12767
Listing Broker (Print) MLS LAG No.
509-444-0365 **509-844-2181** **509-777-0003**
Firm Phone No. Broker Phone No. Firm Fax No.
contracts@citibrokers.com
Listing Firm Document E-mail Address
donnasellspokane@gmail.com
Listing Broker's E-mail Address
23892 **19427**
Listing Broker DOL License No. Listing Firm DOL License No.

INSPECTION RESPONSE FOR FORM 35

The following is part of the Purchase and Sale Agreement dated April 04, 2019 1

between Kenneth V Trotter ("Buyer") 2
Buyer Buyer

and Sirinya Surina ("Seller") 3
Seller Seller

concerning 1616 S Rocky Ridge Dr Spokane Valley WA 99212 (the "Property"). 4
Address City State Zip

I. BUYER'S RESPONSE OR REQUEST FOR REPAIRS OR MODIFICATION 5

☐ Buyer's inspection of the Property is approved and the inspection contingency is satisfied.* 6

☐ Buyer's inspection of the Property is disapproved and the Agreement is terminated. The Earnest Money shall be 7
refunded to Buyer.* 8

☐ Buyer gives notice of an additional inspection. The inspector's recommendation is attached. The time for Buyer's 9
response to the initial and additional inspection is extended as provided in paragraph 1(b) of Form 35.* 10

☒ Buyer requests the following modifications and/or repairs. If Seller agrees to these modifications or repairs, the 11
inspection contingency shall be deemed satisfied.** 12

Replace the roof and fascia based on specification per attached roofer bid. Also replace soffit 13

based on attached report and pictures by inspector. All work to be completed by licensed and 14

bonded professionals. 15

16
17
18
19
Authenticate
Kenneth V Trotter 04/12/2019
Buyer Date Buyer Date
04/12/2019 8:04:53 PM PDT

If Buyer requests modifications and/or repairs, this Form 35R and any other addenda or notice pertaining to the 20
modifications and/or repairs and amendment to the Agreement related to or resulting from the request for 21
modifications and/or repairs shall become a part of the Agreement. 22

II. SELLER'S RESPONSE TO BUYER'S REQUEST FOR REPAIRS OR MODIFICATION. 23

Seller acknowledges receipt of Buyer's request for modification or repair, and responds as follows: 24

☐ Seller agrees to all of the modifications or repairs in Buyer's request for modification or repair. The inspection contingency 25
is satisfied, the parties agree to proceed to Closing as provided in the Agreement, and Buyer's reply, below, is not 26
necessary.** 27

☐ Seller offers to correct only the following conditions:** 28

29

☐ Seller rejects all proposals by Buyer.* 30

☐ Seller rejects all proposals by Buyer, but proposes the following alternative modifications or repairs:** 31

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Seller Date Seller Date 35

III. BUYER'S REPLY TO SELLER'S RESPONSE. 36

☐ Buyer accepts Seller's response and agrees to proceed to Closing as provided in the Agreement.** 37

☐ Buyer rejects Seller's response. Buyer disapproves of the inspection and this Agreement is terminated. The 38
Earnest Money shall be refunded to Buyer.* 39

☐ Buyer rejects Seller's response, but offers the attached alternative proposal for modification or repair. Buyer 40
acknowledges that the inspection contingency will be waived unless Buyer and Seller reach written agreement or 41
Buyer gives notice disapproving the inspection and terminating the Agreement before the deadline in paragraph 42
1(c)(ii) of the inspection contingency (NWMLS Form 35).** 43

Buyer Date Buyer Date 44

* This is a notice which requires only one Buyer's or one Seller's initials. 45

** This is not a notice and requires all Buyer's or Seller's initials. 46

EXHIBIT C