

**Address:** 3906 Checkmate Drive



<b>Listing #</b>	09-12753	<b>Price-List</b>	\$ 294,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99508	<b>Type</b>	Residential
<b>Bedrooms</b>	5	<b>Baths</b>	3.00
<b>SF-Res</b>	2,562	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.185303
<b>Longitude</b>	-149.785470	<b>Unit #</b>	
<b>Year Built</b>	1975		

**MLS Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	College Gate	<b>School-Middle</b>	Wendler	<b>School-High</b>	East Anchorage
<b>SF-Res</b>	2,562	<b>SF-Gar</b>	690	<b>SF-Lot</b>	9,100
<b>Acres</b>	0.21	<b>LPSqFt\$</b>	115.11	<b>Energy Rating</b>	
<b>Grid # (Muni Anch)</b>	SW1738	<b>Construction Status</b>	Existing Structure	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	0051532300001	<b>Taxes</b>	\$ 4,634	<b>Tax Year</b>	2009
<b>Year Built</b>	1975	<b>Year Remodeled</b>		<b>Year Updated</b>	

**Remote Description**

**Directions:** East on Tudor, left on Checkmate Drive, house on left side of street.  
**Legal:** Castle Heights #4 L44 B5  
**Public Remarks:** Property details, interior photos, info package, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Heating replacement & deck repair approved 9/22. Bids for interior paint and new carpet are in the info package, price does not include this work. Offers will first be considered after 5 PM Sept 23. Priced well below tax valuation.

<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x4 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt/Comp Shingle <b>Foundation Type:</b> Concrete Block <b>Floor Style:</b> Tri-Level <b>Garage Type:</b> Attached; Heated; Tuck Under <b>Carpport Type:</b> None	<b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Dedicated Road; Paved; Maintained <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None	<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 2,500 <b>Docs Avl for Review:</b> Docs Posted on MLS
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**Features-Interior:** Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Sauna; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Jetted Tub; Washer &/Or Dryer; Arctic Entry; Carpet  
**Features-Additional:** Covenant/Restriction; Deck/Patio; Private Yard; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Paved Driveway; Cable TV

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	1	1
Family Room	1	1	Bath-Full	2	1
Kitchen	2	1	Master Bedroom	3	1
Living Room	2	1	Bedroom	1	2
Utility Room	1	1	Bedroom	2	2
Master Bath	3	1			

**LO:** Coldwell Banker Best Properties  
**LO2:** Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

**Prepared by Niel Thomas, ABR, CCIM, CRS on Wednesday, September 23, 2009 7:27 AM**  
The information on this sheet has been made available by the MLS and may not be the listing of the provider.

## Tax Record Report for Parcel 0051532300001 at 3906 Checkmate Dr, Anchorage, AK 99508

### General Property Data

Owner	HAMAN LEZA L	Parcel	0051532300001
Owner Address	3906 CHECKMATE DRIVE ANCHORAGE, AK 99508-4912	Tax District	001
Zoning	R1	Card	01
Region	10 - Municipality of Anchorage		

### Legal

Land Use Code	Single Family	Plat	710046
Legal Desc	CASTLE HEIGHTS #4 BLK 5 LT 44	Grid	SW1737
Land Size	9,100	Neighborhood #	04I00
Style	SPLIT LEVEL	Year Built	1975
Eff Year	1,975	Total SqFt	2,562

### Residential Characteristics

Bedrooms	5	Full Baths	3
Rec Rooms	0	Half Baths	0
Total Rooms	9		

### Current Property Data

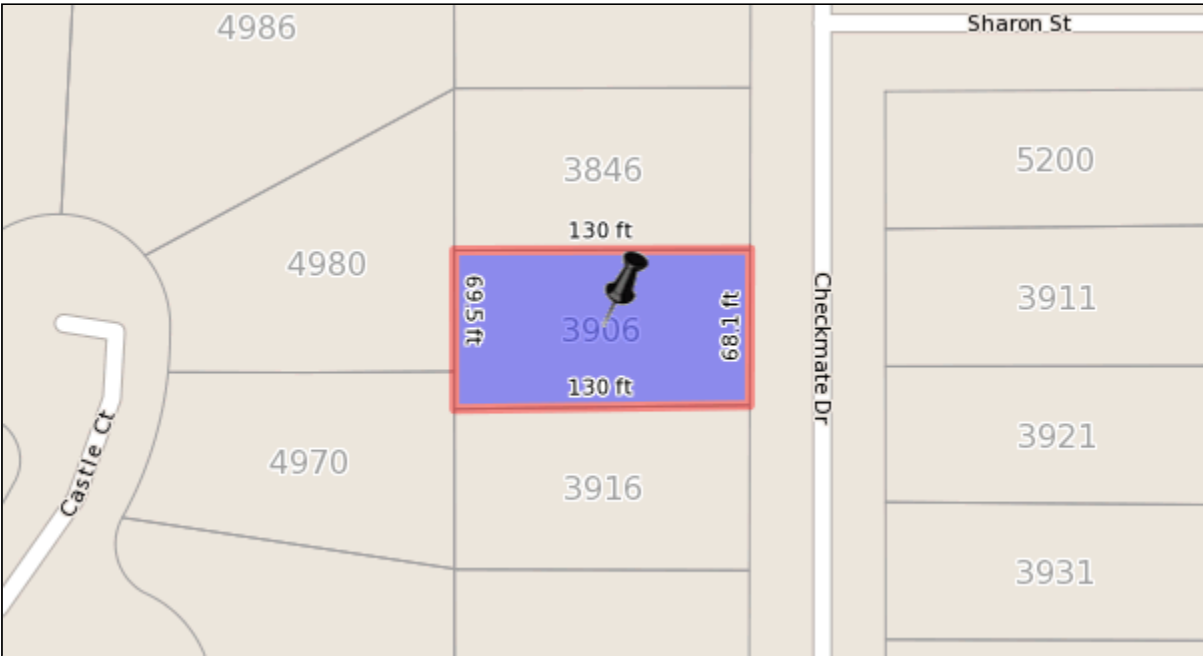
Tax Year	2008	Land Value	81,800
Building Value	229,100	Total Value	310,900
Mill Rate	1,489	Tax Amount	4,629
% Complete	73	Deed Date	05/19/2005
Prev Deed Date	05/19/05	Deed Book	2005
Prev Deed Book	2005	Deed Page	0033049
Prev Deed Page	3049		

### Details

<b>Land Info:</b>	Grade: Even; Well Site: No; Drainage: Good
<b>Topography:</b>	Level
<b>Utilities:</b>	Public Sewer; Public Water
<b>Access Info:</b>	Good
<b>Street Info:</b>	Curb & Gutter; Paved; Front Traffic: Medium
<b>Misc.:</b>	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 08/02/1984
<b>Heat:</b>	System: Central; Type: Hot Water; Fuel: Natural Gas
<b>SqFt:</b>	1 Flr SF: 960; 2 Flr SF: 690; Bsmt SF: 912; Bsmt Fin SF: 912
<b>Stacks:</b>	EZ FP: 1
<b>Fixture:</b>	Total: 11
<b>Res Additions (1):</b>	1st Level: Attch/built Garage; Area: 690
<b>Res Additions (2):</b>	1st Level: Wood Deck; Area: 112
<b>Res Additions (3):</b>	Lower Level: Enclosed Storage; Area: 98

### Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008	81,800.00	229,100.00	310,900.00	1489.00	4,629.00	73	5/19/2005	2005	3049	HAMAN LEZA L
2007	77,900.00	221,100.00	299,000.00	1456.00	4,353.00	73	5/19/2005	2005	3049	
2006	69,300.00	214,000.00	283,300.00	1530.00	4,334.00	75	5/19/2005	2005	3049	
2005	59,300.00	201,700.00	261,000.00	1629.00	4,251.00	77	5/19/2005	2005	3049	
2004	56,700.00	159,400.00	216,100.00	1620.00	3,500.00	73	5/19/2004	2004	6083	



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**Owner Information**      **DETAILED PROPERTY INFORMATION**      **09/18/09 09:51:04**

**Parcel ID**                      **005 153 23 000 1 2**

**Legal Description**        CASTLE HEIGHTS #4  
BLK 5 LT 44

**Site Address**                3906 CHECKMATE DR

**Tax District**                001

**Account Name**             WELLS FARGO BANK N A

**Mailing Address**         MAC P6053-022  
18700 NW WALKER RD BLDG 92  
BEAVERTON OR 97006 2950

<b>Tax Information</b>	<b>2009 Tax Year</b>	<b>2008 Tax Year</b>
<b>Value before Exemptions</b>	<b>310,400</b>	310,900
<b>Tax before Exemptions</b>	<b>4,811.20</b>	4,629.30
<b>Sr. Citizen/Disabled Veteran Exemption</b>	<b>(.00) (if applicable)</b>	(.00)
<b>Residential Exemption</b>	<b>(.00) (if applicable)</b>	(.00)
<b>Tax Credit</b>	<b>(176.92)</b>	(158.55)
<b>TAX NET OF EXEMPTIONS/CREDITS</b>	<b>4,634.28</b>	4,470.75
<b>First Half Tax Amount</b>	<b>2,317.14</b>	<u><a href="#">Due June 15, 2009</a></u> <b>See status below</b>
<b>Second Half Tax Amount</b>	<b>2,317.14</b>	<u><a href="#">Due August 15, 2009</a></u> <b>See status below</b>

**Mortgage Company**  
**Requesting Tax Information: WELLS FARGO B**

<b>Tax Account Status</b>	<b>Tax</b>	<b>Interest</b>	<b>Penalty</b>	<b>Cost</b>	<b>Total Due</b>
<b>Advance Payment</b>	<b>.00</b>				<b>.00</b>
<u><a href="#">Current Year 2009</a></u> <u><a href="#">Click for details</a></u>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<u><a href="#">Prior Year(s)</a></u> <u><a href="#">Click for details</a></u>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>Total</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

**NOTICE:** The above figures are taken from the most recent postings available. Current year tax is the calendar year 2009.

When payment is applied to an account in delinquent status, it will automatically pay delinquent year(s) first in the following order: cost; penalty; interest; principal.

For detail on prior year(s) taxes owing contact the Tax Section at (907) 343-6650.

Information concerning Tax Deed Property is not available on the website. For more information on Tax Deed Property, contact Real Estate Services at (907) 343-7953 or (907) 343-7986.

632 W. 6th Avenue Anchorage, Alaska 99501  
PO Box 196650 Anchorage, Alaska 99519



Home > Departments > Finance > Property Appraisal > New Search > results

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## Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 005-153-23-000 Residential Single Family 07/09/09

HAMAN LEZA L CASTLE HEIGHTS #4  
 BLK 5 LT 44  
 3906 Checkmate Drive  
 Anchorage AK 99508 Site 3906 Checkmate Dr

Lot Size:	9,100	---Date Changed---	----	Deed Changed----	
Zone :	R1	Owner :	06/02/05	Stateid:	2005 / 0033049
Tax Dist:	001	Address:	06/02/05	Date :	05/19/05
Grid :	SW1737	Hra # :		Plat :	71-0046
GRW:	PIWR			REF #:	

### ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2007:	77,900	221,100	299,000	
Appraised Val 2008:	81,800	229,100	310,900	--Exemption--
Appraised Val 2009:	81,800	228,600	310,400	-----Type-----
Exempt Value 2009:	0	0	0	
State Credit 2009:			0	
Resid Credit 2009:			0	
Taxable Value 2009:			310,400	

Liv Units: 001 Common Area: Leasehold: Insp Dt: /  
 09/04 Exterior  
 /

### IMPROVEMENT DATA

Style : Split Level	Story Ht : 2.0	Exterior Walls: Wood
Year Built : 1975	Remodeled:	Effective Year: 1975
Total Rooms: 09	Bedrooms : 05	Recreation Rms: 0
Full Baths : 3	Half Bths: 0	Add't Fixtures: 0
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Hot Water
Fp: Stacks :	Openings :	Free Stand :
Extra Value:	Extra Val:	E-Z Set Firepl: 1
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Average	Cst/Desgn:	Condition : Average

### IMPROVEMENT AREA

Basement :	912	FIN/BSMT :	912	Basement Gar:	Car	Living
1st Floor :	960	2nd Floor :	690	3rd Floor :	0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:		2562

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### ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Attached Garage			690
	Wood Deck			112
Enclosed Storage				98

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)



Coldwell Banker Best Properties  
3000 C Street, Suite 101  
Anchorage, AK 99503  
**Niel Thomas Direct: 265-9106**  
Direct Fax: 375-2962  
[NThomas@RealS8.com](mailto:NThomas@RealS8.com)

## Memo

Date: September 18, 2009  
To: Buyers Considering Foreclosed Property  
From: Niel Thomas, ABR, CCIM, CRS, Associate Broker  
Bethany Stamper, Licensed Asssistant  
Subject: Licensee disclosure concerning property condition  
Waiver of property disclosure form

The attached package consists of disclosures that I am making concerning the property at 3906 Checkmate Dr.

In addition to the information in the pages attached, the following disclosures are provided:

Boiler unsafe and requires replacement.

Deck surface shows evidence of rot.

Moss on roof.

Fan cover not secured

When you make an offer on this property you are required to initial your receipt of this cover memo and every page of the package.

Please review the Alaska Real Estate Commission Consumer Pamphlet that was given to you either by myself before I provided you with "specific assistance" concerning the property, or by the licensee who represents you. That pamphlet outlines the duties that real estate licensees owe the public in all relationships. Please note that these duties do not include the duty "to conduct an independent investigation of a property". You are specifically advised that I and my firm have not conducted an independent investigation of this property, and do not plan to do so.

Determining the condition of the property, which was acquired in foreclosure by a lending institution, is your responsibility. What is required by law to be disclosed by myself as a licensee is attached hereto and represents all the information that I will be providing.

Finally, please note the waiver form that is part of this package. Alaska law provides that a buyer and seller may waive the obligation for them to complete the form provided by the Alaska Real Estate Commission. This institutional owner requires this waiver be executed as a condition of selling the property to you.

Buyer: \_\_\_\_\_/\_\_\_\_\_

**CWM Services**

**9580 Carlson Road  
Anchorage, AK 99507-4324**

**Invoice**

Date	Invoice #
9/14/2009	7719

Bill To
Coldwell Banker Best Properties Niel Thomas 3000 C Street Suite 101 Anchorage, AK 99503

Ship To
3609 Checkmate Anchorage, AK

Terms	Service Date
Due on receipt	9/14/2009

Description	Amount
<p>Checked heating systems in the house. Found that the boiler has loose insulation in the combustion chamber and because of this, holes have been burned through the boiler jacket on the left side. The boiler leaks a small amount of exhaust, including minor amounts of carbon monoxide when running. This is a fire hazard. Shut off the boiler power and gas. This is not a repairable item. Boiler needs to be replaced.</p> <p>Relit and checked operation of the garage unit heater. Found that the heater back drafts exhaust into the garage. Checked outside and found the gas vent goes through the wall, turns upward, and ends about 10' short of the roof of the house. This is an unsafe condition. Turned the gas to the heater back off. The least expensive repair to correct this problem is to replace the heater with a type that can be vented through a sidewall. There is a bathroom above the garage, heat needs to be maintained in the garage.</p> <p>1 Hour labor at \$96.00 per hour.</p>	96.00
Thank you for your business.	<b>Total</b> \$96.00

**From:** [PAS Workflow](#)  
**To:** [NThomas@REALS8.com](mailto:NThomas@REALS8.com);  
**Subject:** Team Member Portal : RE: 3906 CHECKMATE DR  
**Date:** Tuesday, September 22, 2009 7:11:16 AM

---

## Aspen Workflow

This email was sent as a **Note** which is as follows

---

Go ahead with the bid of \$6,135 from CWM Services.

---

Matter '['0256469651B'](#): The Contact Person for this email is nicholas.c.heer@wellsfargo.com

---

**CWM Services**  
**9580 Carlson Road**  
**Anchorage, AK 99507-4324**

# PROPOSAL

DATE	PROPOSAL#
9/15/2009	796

NAME / ADDRESS
Coldwell Banker Best Properties Niel Thomas 3000 C Street Suite 101 Anchorage, AK 99503

PROJECT
3609 Checkmate

DESCRIPTION	Cost
Replace existing boiler with a new 140,000 BTU input Weil-Mclain or Williamson 80% efficient boiler. All necessary piping and wiring included. New zone valves, circulating pump, expansion tank, pressure relief valve, pressure reducing valve, and automatic air vent included. Disposal of existing boiler included.	4,585.00
Municipal permit and inspection. A permit is legally required to complete this work.	130.00
Remove existing gas fired garage unit heater. Install New Modine 30,000 BTU input "Hot Dawg" Unit Heater. Unit heater will be vented with stainless steel vent out of the existing hole in the back of the garage.	1,290.00
Municipal permit and inspection. A permit is legally required to complete this work.	130.00
The Municipality may permit this on one permit for both items at a lower price. I will not know until I apply for the permit. If the permit cost is lower, I will pass the savings on.	
The price quoted on this estimate is valid for 30 days.	
<b>TOTAL</b>	<b>\$6,135.00</b>

**CWM Services**

9580 Carlson Road  
 Anchorage, AK 99507-4324  
 907-344-5955

**Invoice**

Date	Invoice #
9/30/2009	7744

Bill To
Coldwell Banker Best Properties Niel Thomas 3000 C Street Suite 101 Anchorage, AK 99503

Ship To
3906 Checkmate Anchorage, AK

Terms	Service Date
Due on receipt	9/30/2009

Description	Amount
<p>Replaced existing boiler with a new 140,000 BTU input Williamson 80% efficient boiler. All necessary piping and wiring included. New zone valves, circulating pump, expansion tank, pressure relief valve, pressure reducing valve, and automatic air vent included. Disposal of existing boiler included.</p>	4,585.00
<p>Municipal permit and inspection. A permit is legally required to complete this work.</p>	130.00
<p>Removed existing gas fired garage unit heater. Installed Modine 30,000 BTU input "Hot Dawg" Unit Heater. New venting installed through the back wall of the house.</p>	1,290.00
<p>Municipality permit and inspection fees both are on a single permit. No charge for second permit.</p>	
<p>Thank you for your business.</p>	
<b>Total</b>	<b>\$6,005.00</b>

# PROPOSAL



**MUOTKA MECHANICAL, INC.**  
Furnaces, Boilers, Gas Fireplace Inserts, RWH  
11131 Polar Drive  
Anchorage, Alaska 99516  
(907) 544-8825 Cell (907) 441-0907  
Fax (907) 344-9310

PROPOSAL SUBMITTED TO <b>CLOWELL BANKER</b>	DATE <b>9-17-09</b>
BY <b>C/O BETHANEY STAMPER</b>	JOB NAME <b>3906 CHELSEA</b>
CELL PHONE AND ZIP CODE <b>265-9169 / 276-4508 FAX</b>	REGISTRATION
ADDRESS	DATE OF PLANS
	JURISDICTION

We hereby submit specifications and estimates for

SUPPLY + INSTALL A WELLMCLAIN/WILLIAMSON GWA-140 BOILER + A  
 MGDINE HO 30 GARAGE UNIT HEATER IN PLACE OF EXISTING EQUIPMENT:  
 INCLUDED IN BID ARE: 3 HEATING ZONES: HONEYWELL ZONE VALVES + AQUASTAT:  
 BOIL VALVES + BOILER DRAINS IN SUPPLY + RETURN OF EACH ZONE: FILL VALVE +  
 TANK: PLUMBING CONNECTIONS: GAS PIPING: TYPE B GAS VENT + CONNECTOR:  
 3" Z-FLEX FUL SIDE WALL VENTING OF UNIT HEATER: LOW VOLTAGE  
 ELECTRICAL: HAUL AWAY OLD EQUIPMENT: MDA PERMITS + INSPECTIONS:  
 1 YEAR WARRANTY ON PARTS + LABOR, MANUFACTURERS WARRANTY ALSO  
 APPLIES -

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of.

SIX THOUSAND TWO HUNDRED FIFTY dollars (\$ 6250 )

Payment to be made as follows:

DUE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, theft, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

### Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance:

Homeworks Construction

2430 Trisha Ave  
Anchorage, AK 99516

# Estimate

Date	Estimate #
9/21/2009	288

Name / Address
Bethany Stamper 3906 Checkmate Drive Bid Anchorage, AK

Project

Description	Qty	Rate	Total
Remove rotten plywood and 2x6 boards from left side decking and replace 2x6 boards		560.00	560.00
<b>Total</b>			\$560.00

# JPS Home Maintenance



Owner

License # 431338

PO Box 140624

Anchorage, Alaska 99514

907-278-1612

Phil Pragman,

Page - 1 -

September 21, 2009

Bethany Stamper  
Coldwell Banker  
3000 C Street, Suite 101  
Anchorage, Alaska 99503

Reference: 3906 Checkmate, Anchorage, AK 99502

Dear Bethany,

JPS will remove existing deck surface and replace with new pressure treated 2x6 materials.

### Total Estimated Costs

Materials	\$ 466.72
Labor	16 Hours
Total	\$1,226.72

All material costs and labor time are estimated. Bid price includes clean up of JPS construction debris. Bid price is good for 30 days from date of bid letter. If you have any questions, please feel free to contact me. This work is warrantied for one year from date of completion.

Sincerely,

Phil Pragman

**From:** [PAS Workflow](#)  
**To:** [NThomas@REALS8.com](mailto:NThomas@REALS8.com);  
**Subject:** Team Member Portal : RE: Sales Clean Estimate  
**Date:** Tuesday, September 22, 2009 7:11:16 AM

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## Aspen Workflow

This email was sent as a **Note** which is as follows

---

Go ahead with the sales clean for \$500.

Have you gotten a bid to replace the deck surface? Also, does the property need any painting or carpet replacement?

---

Matter '[0256469651B](#)': The Contact Person for this email is nicholas.c.heer@wellsfargo.com

---

# J.T. Allison Co.

21212 Meadow Lake Drive  
Chugiak, Alaska 99567  
Fax: (907) 688-5150 Voice: (907) 227-6691  
E-mail [jtalison@alaska.net](mailto:jtalison@alaska.net)

## SCOPE LETTER

**PROJECT:** 3906 Checkmate Dr.

**BID DATE:** 9/20/09

**INCLUSIONS:**

1. Clean doors, frames ,walls & heat registers before painting
2. Tape, texture & Finnish damaged GWB
3. Prime, paint & finish all GWB
4. Prime, paint & finish doors, frames & windows
5. Prime, paint & finish heat registers
6. Labor, materials & trash removal

**EXCLUSIONS:**

1. Removal of carpeting
2. Any exterior painting

**TOTAL THIS PROJECT \$7,100.00**

A large, stylized handwritten signature in black ink, located in the bottom right corner of the page. The signature is cursive and appears to be the name of the representative of J.T. Allison Co.

**1 2 3 Construction LLC.**  
3839 W. 63<sup>rd</sup> Ave. Anchorage, AK 99502  
[123Construction@gci.net](mailto:123Construction@gci.net)  
(907) 350-8862

Date: 9/21/09

To: Bethany Stamper

**The following is an estimate for interior paint and repairs within the single family residence located at 3906 Checkmate Drive.**

**Scope of work:**

1. Clean doors, frames, walls and heat registers before painting.
2. Tape, texture and finish damaged GWB
3. Prime, paint and finish all GWB
4. Prime, paint and finish doors, frames and windows.
5. Prime, paint and finish heat registers.
6. Including all labor, materials and trash removal.

**Notes:**

1. Unless otherwise directed paint finish and colors will be as follows: Flat/base white for ceilings and eggshell/timid white for walls, with the exception of bathrooms and kitchens which will receive semi-gloss/base white for ceilings and semi-gloss/timid white for walls. Doors, trim and heat registers will also be semi-gloss/base white.

**Materials / Labor** \_\_\_\_\_ **\$6750.00** \_\_\_\_\_

A 50% deposit will be due before the start of the job and the balance due upon completion of the job. All work will be completed in a clean and professional manner. Any changes to the above contract must be submitted in writing. All changes to design and/or materials will be billed on a time and materials basis.

**Signature of acceptance** \_\_\_\_\_ **Date** \_\_\_\_\_

Thank you for the opportunity to bid.

Sincerely,

James R Knudson  
Matthew W Swafford  
Manager/Members

**QUALITY FLOORING**  
 1220 E 68 TH AVE. SUITE 103  
 ANCHORAGE, AK 99518

# QUOTATION

Quote Number: 0361  
 Quote Date: Sep 18, 2009  
 Page: 1

Voice: 1-907929-2404  
 Fax: 1-907929-1964

**Quoted To:**  
 COLDWELL BANKER  
 3000C ST. S-101  
 Anchorage, AK 99503

*3906 Checkmate Dr*

<b>Customer ID</b> COLDWELLb	<b>Good Thru</b> 10/18/09	<b>Payment Terms</b> Net 30 Days	<b>Sales Rep</b> RON HALL
---------------------------------	------------------------------	-------------------------------------	------------------------------

Quantity	Item	Description	Unit Price	Amount
		install carpet power play with 6 # pad and remove all carpet and haul includes step's and upholstery work		4,850.00
			<b>Subtotal</b>	4,850.00
			<b>Sales Tax</b>	
			<b>TOTAL</b>	<b>4,850.00</b>

# SUPER FLOORS OF ALASKA, LLC

7650 HOMER DR., ANCHORAGE, AK 99518  
 PHONE: (907) 272-1080      FAX: (907) 562-1739

**INVOICE NO.:**  
**INVOICE DATE:    9/18/2009**

**SOLD TO:**            **COLDWELL BANKER**  
                          **ATTN: NEIL THOMAS**  
                          **265-9106**

**SHIP TO:** **3906 CHECKMATE DRIVE**  
**ANCHORAGE, AK 99508**

**PER BETHANY STAMPER**

SALESPERSON	P.O. NUMBER	SHIP DATE	ROUTING	TERMS
RA				

QUANTITY		DESCRIPTION	UNIT PRICE	TOTAL
2,178.00	S.F.	PROMO 836 CARPET NATURAL OR MOCHA CREAM	1.29	\$ 2,809.62
2,178.00	S.F.	6# CARPET CUSHION	0.37	\$805.86
2,178.00	S.F.	TEAROUT & DISPOSAL OF EXISTING CARPET	0.40	\$871.20
2,178.00	S.F.	CARPET INSTALLATION	0.77	\$1,677.06
17.00	EA	ROMAN CAP BOX STEP INSTALLATION	7.69	\$130.73
1.00	EA	ONE ENDED STEP INSTALLATION	9.25	\$9.25
3.00	EA	SPINDELL CHARGE/ BY STEPS / HAND RAIL	3.85	\$11.55
10.00	EA	UPHOLSTRY ON SIDE OF STEPS	2.50	\$25.00
2.00	EA	1" GOLD FLAT METAL	9.89	\$19.78
1.00	EA	GOLD NAP LOCK METAL FOR DOWNSTAIRS	9.89	\$9.89
1.00	EA	GOLD METAL STAIRNOSE	18.69	\$18.69
1.00	HR	TO FIX WRAP ON SIDE OF LR TO STEPS I WILL	65.00	\$65.00
		SUPPLY THE WOOD FOR A GOOD WRAP		\$0.00
				\$0.00

<b>SUBTOTAL</b>	\$ 6,453.63
<b>FREIGHT</b>	
<b>INVOICE TOTAL</b>	\$ 6,453.63

**ALL QUOTES GOOD FOR 30 DAYS**

ORIGINAL

The pages that follow are the seller's Standard Counter Offer and Addendum. They are included for information purposes only and are not required to make an offer to purchase. Should your offer be accepted, the seller will prepare this document and it will become part of the final ratified contract.

You are encouraged, however, to review these forms. They contain many provisions that are common to institutionally-owned sellers. These provisions are not consistent with much of what is found in the Alaska MLS Purchase and Sale agreement. To the extent that the Alaska agreement differs from this seller's attached eight-page agreement, the latter is controlling and supersedes the Alaska agreement.

Niel Thomas  
Coldwell Banker Best Properties  
907-265-9106  
NThomas@RealS8.com  
[www.RealS8.com](http://www.RealS8.com)



# COUNTER OFFER

Date: **08/02/2007**

Buyer: **Miller, Calvin**

Address: **342 N KLEVIN ST  
ANCHORAGE, AK, 99508**

Seller: Owner of Record

This is a Counter Offer to the Offer and Seller Addendum dated **08/02/2007**, regarding property located at **342 N KLEVIN ST, ANCHORAGE, AK** and supersedes any prior Counter Offers and/or Buyer's addenda between Owner of Record, Seller, and Buyer. Seller's Addendum and all terms not inconsistent with this Counter Offer remain effective. Both Counter Offer, Seller's Addendum are attached and will supersede the contract to the extent they are consistent.

1. Sales price to be **\$245,000.00**
2. Buyer is to deposit earnest money of **\$2,000.00** in listing agent's escrow account or with Seller's closing agent upon acceptance of this counter offer. Seller will be unable to accept entire contract without written proof of the Buyer's earnest money deposit.
3. Seller will make no repairs or inspections to the subject property unless expressly addressed below.

Should any lender or any insuring entity or agency require that certain repairs to the Property be made or that certain other conditions be met, the Seller, at its sole option, may comply with such requirements or terminate the Contract. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the Property, then Seller, at its sole option, may terminate the Contract.

Seller will pay a maximum of **\$0.00** toward lender required repairs only. If lender required repairs are less than **\$0.00**, any excess shall be credited back to the Seller. Buyer must provide documentation from lender specifying list of required repairs. Bids are required for repairs and must be supplied to the Seller from bonded, licensed vendors for review and approval. All work will be scheduled and coordinated by the listing agent. Repairs will not be authorized until Buyer provides documentation of full mortgage commitment.

4. Termite inspection will be the responsibility of the BUYER. Any termite corrective work and/or treatment will be at the expense of the BUYER, unless otherwise noted below in paragraph number 11.
5. Closing is to occur on or before **10/03/2007**. Time is of The Essence. No extension will be given without prior written approval. Seller reserves the right to extend closing date if legible copies of signed contract are not received in a timely manner. The Buyer shall be charged a per diem fee of \$50.00 per day for any extension of the escrow period past the closing date of **10/03/2007**. The Buyer shall not be obligated for any delays caused by the Seller's title company/closing agent. Closing to occur at office or physical location of Seller's choice. Buyer may use council of choice as representation at settlement. Seller will pay for Owner's Title policy if closing occurs at Seller's directed office and the Owner's policy is ordered through closing office listed below. Seller's representation will be:

Name: **Professional Escrow** Phone#: **(206) 957-1301** Fax#: **(206) 957-1307**

6. Seller will pay a maximum of **\$3,000.00** towards Buyer's closing costs(this includes non-allowables, pre-paid and points). If Buyer's closing costs are less than this amount, any excess shall be credited back to the Seller. If applicable, FHA or VA non-allowables will be capped at a maximum of **\$0.00**. This will NOT be additional to any incentives offered if applicable.
7. Agent commission will be paid in accordance with the listing agreement. Agent commission will be based on the sales price of **\$245,000.00**. If property does not close, no commission will be paid.

Buyer Initials \_\_\_\_\_ | \_\_\_\_\_



Address: **342 N KLEVIN ST,  
ANCHORAGE, AK, 99508**

Buyer: **Miller, Calvin**

8. All pro-rations, including without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property reflected on the settlement statement and executed by the Seller are final. No adjustments or payments will be made by the Seller after Closing.
9. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
10. No other incentives apply.
11. Seller will pay \$3,000 towards buyer closing costs.

The original contract and all addenda must be received by Seller within **five (5) days** of the date of this document. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller. Unless acceptance of this Counter Offer is signed by the person receiving it, and communication of acceptance is made by delivering a signed copy in person, by mail or by facsimile, which is personally received by the person making this Counter Offer by 5:00 p.m. **08/07/2007**, this Counter Offer shall be deemed revoked and deposit shall be returned to the Buyer. This Counter Offer may be executed in counterparts. As the person(s) making this Counter Offer on the terms above, receipt of a copy is acknowledged.

Buyer Intitials \_\_\_\_\_ | \_\_\_\_\_

Property Address:

**342 N KLEVIN ST, ANCHORAGE, AK, 99508**

### **STANDARD SELLER'S ADDENDUM**

This Seller's Addendum is attached to and is a part of the Offer. The Seller's Addendum will supercede the contract where inconsistent. The following terms and conditions are accepted and incorporated into the Purchase Contract, subject to the following, and in accordance with certain state requirements: Paragraphs in the purchase contract (offer) which require initials by all parties, but are not initialed by all parties, are excluded from the final agreement. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.

1. Property is sold in its present "As Is" condition with no warranties, repairs, or inspections completed from the Seller, unless expressly addressed below. Buyer agrees that by closing hereunder Buyer has received no promises as to condition and no warranties, and has been afforded an opportunity to obtain an inspection by an inspector of Buyers choosing. No personal property is included in this sale, unless otherwise specified.
2. Buyer agrees that in contracting to buy the Property, Buyer has not relied upon any representation made by the Seller or Wells Fargo Home Mortgage, or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or representatives.
3. Buyer shall provide proof of funds or shall obtain a free Pre-Qualification letter from Wells Fargo Home Mortgage and shall submit same with this offer. Buyer is in no way obligated to obtain financing from Wells Fargo Home Mortgage and is free to obtain financing from any lender Buyer chooses. If Buyer does not submit either of the above with this Offer or within two (2) business days of the date of this offer, Seller will not consider the offer. Buyer shall have final written loan approval at least ten (10) days prior to the schedule closing date.
4. Buyer has until the 7th calendar day from the date of the fully ratified contract to declare contract null and void as a result of inspection findings. After the 7th calendar day, Buyer is obligated to complete the purchase or forfeit their earnest money deposit.
5. Buyer is advised that Seller works closely with certain escrow companies, title companies, title agents, title attorneys, and other closing agents that are familiar with Seller's forms, documents, procedures, and special requirements. By utilizing such entities, Seller is generally able to achieve closings quickly and efficiently. **Unless Buyer chooses otherwise**, Seller will deposit the contract with a company, attorney or agent of Seller's choice to perform all necessary title services and products either itself or through a title company chosen by Seller. However, Buyer is advised that the use of such companies, attorneys or agents is not required, nor is such use a condition of the sale of the property to Buyer.
6. Closing to occur at the office or physical location of Seller's choice. Buyer may use counsel of their choice to represent the Buyer at closing at Buyer's expense.
7. Seller will pay for Seller closing costs agreed to with Seller's Preferred Closing office as well as any costs agreed to on the PAS Counter Addendum at closing. If Listing/Selling Agent or Buyer initiates title or closing with a different Attorney or Closing office; any additional Seller closing costs beyond those that would be charged at Seller's Preferred Closing office, including but not limited to, title, closing and misc. fees, will be the responsibility of the Agent or Buyer.
8. Seller does not agree to Arbitration and Mediation.
9. Seller will not assign to Buyer any rights to any insurance claims and proceeds covering destruction or damage to property. Furthermore, Seller's insurance policies are non-transferable and will not be prorated at closing.
10. The original contract and all addenda (or clear facsimile copy) must be received by date specified in the counter offer. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller.
11. Buyer is aware that the property will remain on the market during the counter stages and that any and all offers will be considered.
12. This contract may not be assigned.
13. This property may be subject to ground rent, the seller will not redeem the ground

Buyer Initials \_\_\_\_\_ | \_\_\_\_\_



Property Address:

**342 N KLEVIN ST, ANCHORAGE, AK, 99508**

14. Any special assessments, municipal assessments, or liens that are due or incurred after closing will be the responsibility of the Buyer. Seller does not agree to comply or bring property into compliance with any and all violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the property at the date of settlement of this contract, unless expressly addressed in the Seller's Addendum or Counter Offer. Buyer specifically agrees to comply or bring property into compliance with any government code or other requirements.
15. The Seller requires 72 hours prior to settlement to review and execute any lender required documents, HUD1, and/or any other documents requiring the Seller's signature. The Seller cannot be responsible for any loss or damage due to settlement being delayed if the Seller is not given the full 3 business days for review and execution of these items.
16. Prohibited sale: The following are strictly prohibited from directly or indirectly purchasing any property owned or managed by Premiere Asset Services: (i) employees of Wells Fargo, its affiliates or subsidiaries and their immediate family members; and (ii) the agents, employees and family members of the listing real estate agent or agency.
17. Title to convey via special/limited warranty deed. Notwithstanding legal description in this offer, addenda or counter offer, the legal description according to title report shall control.
18. Seller will not provide a survey, appraisal or a home warranty, unless otherwise specified in the sellers counter offer.
19. If applicable, retrofit to be paid by Buyer(s). Seller represents that the property as of the close of escrow, will be compliance with Health and Safety code 19211 by having water heaters braced, anchored or strapped in place in accordance with these requirements. (California only)
20. All prorations, including without limitation, prorations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property as reflected on the settlement statement executed by the Seller are final. No adjustments or payments will be made by the Seller after closing. Tax Pro-rations shall be based upon the last ascertainable actual tax bill and shall be final as of closing. There shall be no pro-ratio adjustment. This paragraph controls all pro-rations as described, regardless of language to the contrary in the offer, addendum or counter offer.
21. The Buyer shall not be allowed, under any circumstance, to receive funds from the closing that exceed the amount of the earnest money plus prepaid deposits paid by the Buyer. In the event that the proposed HUD reflects proceeds to the Buyer in excess of the earnest money and prepaid deposits, the closing cost credit by Seller shall be reduced so that the Buyer receives an amount exactly equal to the earnest money amount, plus prepaid deposits by the Buyer.
22. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
23. Seller shall have a minimum of thirty (30) days from the earlier of the closing date or the date upon which Seller receives a copy of a title insurance commitment/title report within which to resolve title exceptions, defects, or other title issues which in any way impede or impair Seller's ability to convey insurable title. If, within such thirty (30) day period, Seller determines that it is unable or unwilling to resolve such matters, the Buyer (I) may take title in its then state, thereby waiving any title objections, or (II) terminate the contract and receive a refund of any deposit as Buyer's sole and exclusive remedy. Alternatively, in such circumstances, Seller may terminate the contract and refund Buyer's deposit, such refund being Buyer's exclusive remedy for such termination. In the event Seller fails to resolve such issues within the aforesaid thirty (30) day period, it shall be presumed that Seller has determined that it is unable or unwilling to resolve such issues.
24. Termination of Contract: In the event the Contract is terminated by Seller pursuant to any provision of the Contract, this Addendum, or any other addendum or counter offer, Seller's sole liability to Buyer will be to return Buyer's deposit, at which time the Contract shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another. Notwithstanding any language to the contrary in the offer, addenda or counter offer, if buyer defaults in the performance of the contract, 100% of the earnest money will go the seller

Buyer Initials \_\_\_\_\_ | \_\_\_\_\_



Property Address:

**342 N KLEVIN ST, ANCHORAGE, AK, 99508**

25. Notwithstanding any language to the contrary in the offer, addendum, or counter offer, in any action or proceeding between buyer and seller, seller does not agree to indemnify or hold broker(s) harmless from and against any and all liability, loss, cost, damages or expenses incurred by Broker(s).
26. Seller makes no representation and advises buyers to make their own investigation to determine the source of the water supply and type of sewage disposal system.
27. This property may be subject to a redemption period per your State's requirements. It is important that you check with the closing attorney or closing agent on your sale to see if these periods have expired, as the subject property would not be available for closing until the period that applies has expired, or could possibly not close due to a prior mortgagor or lien holder exercising their option according to the applicable period that would apply in your State. Seller makes no guarantees or representations on timeframes of expiration of redemption periods as may apply in your State. Should one of the above periods apply to your sale, and prohibit closing, Buyer may exercise their option to cancel the contract of sale and receive earnest monies back from Seller. No additional compensation will be paid by Seller for any expenditure made by Buyer regarding this property.
28. If the buyer is participating in a 1031 Exchange, the buyer(s) understands and agrees that all obligations related to the purchase of this property and the timeliness of the closing shall remain in full effect regardless of the buyer's participation in the 1031 Exchange. Buyer(s) shall remain solely responsible and liable to the Seller for Buyer(s)' performance of each and every warranty and obligation under this agreement.
29. Pursuant to the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Premiere Asset Services is prohibited from engaging in any transactions with any individual or entity that may appear on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, or Specially Designated Narcotics Traffickers. Therefore, the following information must be provided. If Buyer fails to provide this information, Seller will not consider your offer. This information will only be used for the sole purpose of screening against OFAC's list and the World Check List.

Buyer Initials \_\_\_\_\_ | \_\_\_\_\_



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

Please provide the following information:

**Buyer 1**

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

**Buyer 2**

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

**Buyer 3**

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

**Buyer's Agent Information**

First Name:	Last Name:	Company:	
Address:	City:	State:	Zip:
Email:	Phone #:	Fax # :	

**Buyer's Company/Corporation/Partnership**

If buyer is a Company/Corporation/Partnership or is not purchasing as an individual, buyer must provide full company/corporation name and Articles of Incorporation and signing authority.

Full Name of Company/Corporation:

**List All Principal Owners (greater than 25% share) of Partnership or LLC. Include address and dates of birth for each:**

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**Corporation Tax ID:**

If any purchaser is on OFAC's and/or World list as described above, this contract shall be of no effect, and shall be immediately cancelled. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money shall be returned.

Buyer Initials \_\_\_\_\_ | \_\_\_\_\_



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

### **PROPERTY CONDITION ADDENDUM**

Addendum to the Purchase Contract accepted by Buyers for property located at: **342 N KLEVIN ST, ANCHORAGE, AK.**

#### **LEAD-BASED PAINT DISCLOSURE**

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the seventh calendar day after ratification. The lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information. This contingency will terminate at the predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, either with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option within 10 (ten) days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification form a risk assessor or inspector demonstrating that the condition has been remedied before the close of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 10 (ten) days to respond to the counter-offer or remove this contingency and buy the property in "as is" condition or this contract shall become void. The purchaser may remove this contingency at any time without cause.

Buyer acknowledges they have received the Lead Base Paint pamphlet. Yes  N/A  Buyer Intitials \_\_\_\_\_|\_\_\_\_\_

#### **"AS-IS" DISCLOSURE**

Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that the Seller is selling and Buyer is purchasing the property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer for Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property, Buyer is not relying on Seller or its agents as to the condition of the property and/or any improvements thereon, including, but not limited to, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the property is located in a flood zone or whether the property conforms to local ordinance or regulations, including zoning or suitability of the property and/or in compliance with any city, county, State and/or Federal statutes, codes or ordinances. Buyer is not relying on Seller or it's agents as to the condition of property and /or any improvements thereon, including but not limited to mold, roof, foundations, etc. THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

#### **WARNING:**

A winterization may have been performed at this property pursuant to a work order issued by the current owner. The sole purpose of a winterization is to prevent damage from freezing pipes. The winterization completed at this property was a system shut-down only; the plumbing system was not tested for damage or leaks. This procedure is not a guaranty or warranty of any kind with respect to the HVAC, plumbing, or any other mechanical systems at this property. The plumbing system should be de-winterized by a licensed contractor or plumber before the water is turned back on, to assure that the system is operational.

Buyer Intitials \_\_\_\_\_|\_\_\_\_\_



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

**MOLD DISCLOSURE AND RELEASE**

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the property known as **342 N KLEVIN ST, ANCHORAGE, AK**. Such microscopic organisms and / or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold and to hold harmless, release and indemnify Seller and Seller's managing agents from any liability / recourse / damages ( financial or otherwise ). Buyer understands that Seller has taken no action to remediate mold. Buyer hereby acknowledges this disclosure and release and is aware of the condition set forth therein. This disclosure and release is executed voluntarily and with full knowledge of its significance. Wells Fargo Home Mortgage, Premiere Asset Services or managing agents are not qualified to inspect property for mold or make recommendations or determinations concerning possible health or safety issues. The purpose of this disclaimer is to put Buyers on notice to conduct their own due diligence regarding this matter using appropriate, qualified experts. This is a legal document and Buyers are advised to seek legal counsel prior to executing same.

Buyer Name (printed)	Buyer (signature)	Date
Buyer Name (printed)	Buyer (signature)	Date
Seller Name (printed)	Seller (signature)	Date
Seller Name (printed)	Seller (signature)	Date

***IMPORTANT NOTICE: This document may contain information that is considered confidential and may not be transmitted through unencrypted email. The transmission of information on this document should be completed by uploading to the Agent Portal or by faxing with a cover page to 866-859-0455.***

Premiere Asset Services - v1.0