

From: Paula Price paulaprice@cbbain.com
Subject: Re: 795150RT: 2417-2419 Warner Street / Title Clearing
Date: August 7, 2021 at 4:32 PM
To: Team Sutton teamsutton@rainiertitle.com, elliemayr elliemayr@gmail.com



Thanks Tamra for getting the file rolling.

I believe Seller is completing disclosures this weekend.

Have not seen these Qs before regarding work complete on home... is this a new thing? Or maybe I've just not been copied on these Qs before. There was nothing major done to my knowledge, but she can verify accordingly.

Some clarity on tenant matters... per contract Seller gave 60d notice to tenant same day as Mutual (Sun Aug 1st). Do you need a copy of that? Seller has a signed scannable version for the record if needed. Rent for Aug was paid to Seller; this is an informal M2M agreement at this point with rent \$1150/mo.

Let me know if I can help with anything else.

Thank you,

~Paula

Paula Price, Realtor
Coldwell Banker Bain
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Tacoma Main Office: 3633 Market Pl W #9 98466

From: Team Sutton <teamsutton@rainiertitle.com>
Sent: Friday, August 6, 2021 4:52 PM
To: elliemayr <elliemayr@gmail.com>; Team Sutton <teamsutton@rainiertitle.com>
Cc: Paula Price <PaulaPrice@cbbain.com>
Subject: RE: 795150RT: 2417-2419 Warner Street / Title Clearing

Hi there! We are the escrow and title company handling the sale of the property in Tacoma. I am including your agent on this email to confirm we are safe to email and talk to. Thank you!

Holly M. Hawk | Escrow Assistant | TeamSutton@rainiertitle.com
Direct: 253-256-5734 | Mobile: 253-256-5733 | Fax: 425-333-3335 (Direct)

Direct: 253 256-5734 | Main: 253-256-5729 | Fax: 425 329-2225 (Direct)
310 29th St. NE, Suite #102;Puyallup, WA 98372

SEND LOAN DOCUMENTS TO RAINIERDOCS@RAINIERTITLE.COM

SEND SECURE EMAILS TO: RAINIERDOCS@RAINIERTITLE.COM

**** RECORDING FEE INCREASE:** Please note that beginning Monday, July 26, 2021, Washington State will increase recording fees by \$100.00 (per document). To ensure accurate figures, please be sure you have quoted this additional charge for any transactions expecting to record on or after 07/26/2021. **

From: elliemayr <elliemayr@gmail.com>

Sent: Friday, August 6, 2021 4:48 PM

To: Team Sutton <teamsutton@rainiertitle.com>

Subject: Re: 795150RT: 2417-2419 Warner Street / Title Clearing

Dont know who you are sending no info

On Fri, Aug 6, 2021, 4:45 PM Team Sutton <teamsutton@rainiertitle.com> wrote:

Hi there! We are clearing title and title is needing the attached completed and to know the following:

1. Has there been work in the last 90 days?

2. What kind of work was done?

Minor remodel or reconstruction?

3. What was the cost of the remodel/construction?

4. Was a contractor hired?

If so, was the contractor paid in full?

How much?

5. Please provide the DATE that the construction/work was completed.

6. Is somebody currently living in the property?

7. If renters, will the renters will be out of the home by closing?

Thank you,

TEAM SUTTON

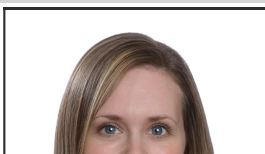
Email: teamsutton@rainiertitle.com

Office: (253) 752-5000

Fax: (425) 329-2190



Tamra Sutton
Escrow Closer
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Holly Hawk
Escrow Assistant/Junior Closer
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ALTA# 1114864

Please send all loan documents to rainierdocs@rainiertitle.com

WARNING – FRAUDULENT FUNDING INSTRUCTIONS: Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow office immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instruction received. We are not responsible for any wires sent by you to an incorrect bank account.

This communication may provide an attached document or secure link for your review. As part of our compliance with ALTA Best Practice Rainier sends all documents that contain NPI securely through encrypted email.

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Click here to go to file 795150RT: <https://resware.rainiertitle.com/FileDetails.aspx?FileID=202711&OfficeID=1&ClientID=97527>