

5 Keys to Writing a Strong Offer:

1. Price:

We can set a starting price.

We can also put forward an escalation clause to give you a "second" shot. This allows your offer to automatically bump up by \$2k if another offer comes in that is higher than your initial offer. Let me know your max offer price if you would like to insert an escalation.

2. Deposit amount:

This is entirely based on your comfort! I normally recommend \$5k to be competitive, but often think odd numbers offer a small leg up.
Something like, \$6k, could do the trick.

3. Inspections:

An inspection is your right! I generally recommend doing an inspection for buyers knowledge, which says you're not going to nit pick the seller, unless we think the house needs major repairs, OR if you are uncomfortable with this.

I will always add into any offer that you will hold the right to ask for structural, health, safety related repairs.

4. Appraisal gap:

This is when offering to pay the seller out of pocket if your bank-appraisal comes in below your contracted offer price. It tells the seller, you're willing to play ball, even if the report comes in low. I see this in almost every offer I accept, or have accepted.

We can put any dollar amount on this. i.e. 3k, 4k, 5k, etc.

5. Closing date:

I generally recommend 30 days in this market.

(A 45-closing may be recommended, dependent on your Loan Type)

Let me know if you'd like any clarification of these. We can talk anything out!

