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|  SHARING FORWARD REALTY***A Unique Approach to Your Home*** |  |

**LET’s MAKE AN OFFER.**

**ADDRESS\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**What do I offer? Consider the following:**

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| --- | --- |
| **List Price (asking Price)****Is this house worth this?**  | **What are houses selling for compared to list price?****What is this price?**  |
| **DOM?**  | **Are we asking seller for closing costs? (this takes my price down for the seller?)** |
| **Are there Multiple offers?**  |  **What will be my payment?**  |
| **How does my offer look to the seller?** |

**My OFFER IS:**

**What do I need to know to fill out my offer?**

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|  |  |
| --- | --- |
| Name as it appears on new deed |  |
| Price  |  |
| Earnest Money |  ( Certified Check to be delivered to seller by SFR with 48 hrs of acceptance of offer) |
| What is included with the sale, i.e. appliances |  |
| Proof of Funds | Y or N If yes, pls describe,(Sometimes seller will want proof of funds before accepting offer) |

**What do I need to know to fill out my offer?, con’t**

|  |  |
| --- | --- |
|  How Financed | Cash, New Mortgage (type of Loan, Term, %), Need seller to help pay closing costs? If yes, may offer a little more to off set this.   |
| Is this contingent upon another transaction? | Y or N if Yes, location? Close by? |
| What are your terms for taking possession at closing? | What if seller goes over the accepted date?  |
| Do you want Home Inspection or Home Warranty? | Y or N (Will be form for each) |
| Do u want survey? | Y or N  |
| Title Company | Usually buyer picks  |
| Title approval costs (closing costs) | Usually Title insurance paid by seller, Lender Title insurance paid by buyer, split other costs |
| Taxes | Usually prorated |
| How long do we give them to respond? | Usually 24-48 hours |
| Other forms to sign | Agency Agreement – Gives SFR permission to speak on your behalf |
|  Questions/Comments    |