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

**LET’s MAKE AN OFFER.**

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

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

|  |  |
| --- | --- |
| **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?**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
| 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 | |