



OFFER TO PURCHASE REAL ESTATE

THIS AGREEMENT is made this _____ day of _____, 20____, by and between _____, an individual and corporation:

Address: _____
City/State/ZIP: _____

Address: _____
City/State/ZIP: _____

Partners listed above

Writing a Strong Offer – Checklist

- Check with the listing agent for the preferred format—then just get it done!
- Offer to cover seller's closing costs (non-negotiable, even with a low appraisal).
- Keep contingencies to a minimum for a more attractive offer.
- Submit credit score or a report with the Social Security number redacted.
- Attach a pre-approval letter to showcase financial readiness.
- Go big with earnest money (aim for 5% or more).
- Ensure non-refundable earnest money equals the down payment—show commitment!
- Skip inspection contingencies for a smoother process.
- Include an escalation clause for multiple-offer situations.
- Prove financial capability by providing proof of funds with your offer.
- Suggest a daily delayed closing penalty (\$50-100 per day) to stress the importance of timing.
- Advocate for a short closing time frame to expedite the deal.
- Have your buyer pre-qualify with the listing agent's lender for added credibility.
- Get super creative: Propose reducing the seller's commission and have the buyer cover it through a post-closing buyer agency agreement.
- Encourage your buyer to write a brief letter to the seller (3-5 lines, blue ink, broad-tipped pen, family photo) expressing why the home is a perfect fit.
- Summarize the offer with an executive summary covering price, contingencies, and the inspection timeframe.