Offer FAQs for Buyers & Agents

8605 Eaglenest Road

Sparks, NV 89436

As fellow agents working with buyers in this market, we fully understand the potential competition for every listing and want to provide you and your buyers an equal opportunity to put your best foot forward. We have prepared this FAQ sheet as a service to you and your buyers to ensure you have all the information needed to write a compelling offer for the seller.

Intent to Close

Demonstrate your ability and intent on closing the deal, not just writing an offer that can beat other offers that leaves ambiguity and risk to the sellers. Things like increased EMD, guaranteed EMD or a portion of EMD released, and contingency waivers could be considered in a multiple offer situation.

Be Thorough

Understandably, some offers are written quickly; however, errors or omissions in the offer require sellers to send counter offers to correct the mistakes or leave uncertainty regarding fees, personal property transfers, etc. Don't leave the required boxes blank. The best offers will not require counteroffers.

Closing Timeline

The sellers are flexible with the closing timeline based on the buyer's needs.

Appraisal Coverage

Buyers are advised to strengthen offers with verbiage to cover differences in appraised value should the offer exceed asking price. It is recommended that you provide proof of funds and increased EMD to demonstrate ability and willingness to perform such coverage.

Rent Back

No rent back needed. See Closing Timeline.

Title/Escrow

Title has been opened with Jennifer Sammons at First Centennial Title, selected by the sellers.

Contingent Offers

The seller would prefer non-contingent offers but is open to those that show strong ability to close and offer reduced risk to the sellers (such as being in contract, ready to close, etc)

Disclosures

Please review and sign the Seller's Real Property Disclosure and attached disclosures in associated docs.

Personal Property

The following personal property is included with a full price offer: Refrigerator in kitchen, upright freezer in garage, washer and dryer. The patio furniture and the Cub Cadet riding lawn mower (2024) are negotiable.

Fixtures

All fixtures are included in the sale.

Repairs

The sellers have made a lot of improvements and upgrades to the property, including a new roof, and would prefer not to make additional improvements but are open to reasonable requests based on inspections. A pre-inspection report is available with the Seller's Real Property Disclosure.

Personal Letters

The sellers have asked not to receive personal letters with the offers. There are so many wonderful buyers out there and the sellers have chosen to make their decision on other factors.

Showing Availability

The home is available for showings from 10am-8pm with confirmed appointment.

Presenting Timelines and Expiration of Offer

Sellers will be reviewing offers on the next business day. Send offers to Dsmith@dicksonrealty.com.

Thank you!