

## *frequently asked questions*

### for 1142 Banner Peak Dr, Carson City

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 is needed.

#### **Title/Escrow**

Title/Escrow has been opened with Shawna Kennedy at Ticor Title.

#### **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 as well as the other attached disclosures in associated docs located in Flex MLS.

Buyers & Agents

**DICKSON**  
REALTY

# *frequently asked questions*

for 1142 Banner Peak Dr, Carson City

## **Personal Property**

Kitchen reffridgerator, washer and dryer.

## **Fixtures**

All fixtures are included in the sale including the Ring® doorbell & window coverings.

## **Repairs**

The sellers have made improvements since purchasing the home new and would prefer not to make additional improvements but are open to reasonable requests based on inspections.

## **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 8am-8pm with an appointment.

## **Audio Recording Capability/Disclosure**

The home is equipped with a video doorbell which has audio/video recording capabilities.

## **Presenting Timelines and Expiration of Offer**

Offers received over the weekend will be presented on the next business day. Send offers to [McCarthyGroup@dicksonrealty.com](mailto:McCarthyGroup@dicksonrealty.com)



### **The McCarthy Group**

REALTOR® BS.146763 / S.204824

(775) 622-6061 – Michele

(775) 495-7061 – James

[mccarthygroup@dicksonrealty.com](mailto:mccarthygroup@dicksonrealty.com)

[SoldNevada.com](http://SoldNevada.com)

