

Offer FAQs for Buyers & Agents

6511 Arc Dome Drive

Carson City, Nv 89701

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 would prefer a faster close.

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

Possible rent back is needed depending on contracts on their new home.

Title/Escrow

Title has been opened with Amy Gutierrez at Core Title Group NV.

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.

Personal Property

The following personal property is included: refrigerator in kitchen, dishwasher, microwave, washer and dryer, and electric range-oven. The backyard includes a 10X10 Tuff shed.. Please clearly list which items of personal property the buyers would like to be included in your offer rather than writing "Per MLS Listing" or anything else ambiguous.

Fixtures

All fixtures are included.

Repairs

The sellers have made a lot of improvements and upgrades to the property and would prefer to make no additional improvements to the home but are open to reasonable repairs pending 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.

Presenting Timelines and Expiration of Offer

Offers received over the weekend will be presented the next business day. Please send offers to
Alealand@dicksonrealty.com

Thank you!