

LET'S GET YOUR OFFER ACCEPTED

What are you willing to do to get your offer accepted?

		Willing To Do	Will Consider	Not Willing	
1.	Waiving appraisal contingency				
2.	Paying seller's portion of transfer and recordation taxes				
3.	Free rent back up to 59 days				
4.	Waiving some/all inspections				
5.	Using seller selected title company				
6.	Escalation clauses with extremely high ceiling or none				
7.	Buyer paying agent commissions				
8.	Buyer paying gap between appraisal and purchase price if appraisal comes in low				
9.	Paying pre-determined amount above appraised amount, regardless of sales price.				
10.	Willing to take conventional financing, even if VA or FHA is better deal.				

		Willing To Do	Will Consider	Not Willing
11.	Increased down payment			
12.	Large earnest money deposit with non- refundable increased down payment size.			
13.	Cash offer with a cash-out refinance to follow after closing			
14.	Non-contingent on sale of current property			
15.	Pre-offer inspection so that you can waive all inspections in your offer			
16.	Shorten time frame for contingencies			
17.	Provide lender all necessary information for full underwrite on TBD property.			
18.	Commitment to use local banks only for Pre-Approval letters			



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