

Offer FAQs for Buyers & Agents

6581 Voyage Drive

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 but would prefer to close ASAP.

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 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, refrigerator in garage, washer, dryer, 2 storage sheds, outdoor mini fridge and Jacuzzi. The office furniture is negotiable and could be included at the right price or purchased separately. For clarification, outdoor furniture, décor, and portable fountain units are not included in the purchase unless otherwise negotiated.

Fixtures

All fixtures are included in the sale. For clarification, the raised garden beds will be considered fixtures as they are connected to the irrigation system. The black rock fountain in the front of the property is a fixture and is included. The storage racks in the garage with the custom fronts will be included as fixtures as well as the Sentry safe in the primary closet.

Repairs

The sellers have made a lot of improvements and upgrades to the property 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 10am-8pm Monday through Saturday and 12pm-8pm on Sundays with at least 1 hour notice.

Audio Recording Capability/Disclosure

The home is equipped with a security system 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
Dsmith@dicksonrealty.com

Thank you!