Offer FAQs for Buyers & Agents

905 Estuary Circle

Reno, NV 89506

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

This property is subject to court approval, which can take 45-60 days after an accepted offer. Please include the following clause in additional terms: "Close of Escrow shall occur on or before fifteen (15) calendar days after the probate court enters an order approving the sale."

Probate

This sale is subject to court approval, which can take 45-60 days after an accepted offer and is subject to over-bidding at the probate hearing. Buyers are to have all inspections and contingencies removed ASAP for hearing to be scheduled.

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)

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.

Disclosures

Please review and sign the attached disclosures in associated docs. As qualified fiduciaries, the sellers are unfamiliar with the home's history and exempt from completing a Seller's Real Property Disclosure per NRS 113.130. A disclosure regarding the expansion of Military Road was provided.

Personal Property

The following personal property is included with a full price offer: Refrigerator in kitchen, gas oven/range, washer and dryer.

Fixtures

All fixtures are included in the sale.

Repairs

As a probate sale, the sellers would prefer not to complete repairs. A credit could be considered for reasonable requests based on inspection findings.

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.

Audio Recording Capability/Disclosure

None

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!