

When you're competing with other buyers for a desirable property, your offer needs to stand out. There are a variety of strategies that can be employed to make your offer as strong as possible with varying degrees of risk that we will discuss in further detail.

- Pay cash if possible
- Get pre-underwritten, not just pre-approved
- Provide Proof of Funds for down payment and Earnest Money
- Offer to bridge the gap if there is a low appraisal
- Escalate with large escalation steps that will set you apart
- Increase your Earnest Money higher than the norm
- Offer to pay Seller closing costs
- Remove Inspection Contingency if allowed to pre-inspect
- Review & waive Form 17, lead, information verification period, HOA
- Review title in advance
- Be flexible on closing which may include a Seller rent-back
- Write a love letter
- Put your best foot forward from the beginning

Higher risk strategies include:

- Remove Finance Contingency
- Release Earnest Money to Seller or make non-refundable deposit



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