

Crafting **offers that win** with a contract database.

In many price ranges, we will see multiple offers nearly 70% of the time. Ensuring your offer has the best chance of winning requires detailed analytics, a strong contract database and some extra incentives to make your offer stand out. We have more experience with winning offer terms than any broker in the state, giving us an edge on creating a successful contract. We combine data science and the art of negotiation to craft “win-win” offers.

Blending Seller’s & Buyer’s Motivation and Needs

Create an offer that creates a win-win for both the buyer and seller.

Occupancy Timing, cost and providing a “lease back” option

Mortgage Terms Contingencies Down payments, waivers, pre-approvals and guarantee strategies

Closing Costs Who pays, how much and when

Property Inspections Pre-inspections, waivers and timetable management

Back Up Offers and Contract Buyout Options If not first, this is the strategy for coming in first later

Earnest Money Make a strong statement while minimizing your risk

Appraisal Value Management Market research to assist in the appraisal process

Appraisal Gap and Guarantee Management Gap terms that minimize the buyer’s risk

Price Acceleration Clauses How and when to use pricing clauses

Our Closing Guarantee Helps your mortgage offer compete with cash offers

Our Bridge Loan and HouseHop Programs Helps manage your existing home mortgage so you are able to make a stronger offer on your new home