



WINNING OFFER

*checklist*

**YOUR GUIDE TO A COMPETITIVE OFFER**



VIDYA VADAKOOT REALTOR®

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# WINNING OFFER CHECKLIST

HELPING YOU SECURE YOUR DREAM HOME

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Use this checklist to help organize which ideas you can use to make your offer stronger. Keep in mind that you are NOT required to use any of these and I never suggest my clients to make an offer that they are not fully comfortable and confident about.

## The Basics

- Submit Pre-Approval or Proof of Funds With Offer
- Make the Contract Deadlines as Short as possible
- Have Home Inspection Penciled in Ahead of Time
- Use a Reputable Local Mortgage Lender
- Order the Appraisal Within 2 days of an Accepted Offer
- Flexible Closing Date

## Let's Talk Money

- Make a Strong Offer / Offer Over Asking Price
- Make Offer Non-Contingent on the Sale of Your Home
- Put an Escalation Clause In The Offer
- Offer Post Occupancy Agreement
- Offer Appraisal Gap Coverage
- Submit Higher Earnest Money Deposit
- Pay for HOA and Required Transfer Fees
- Pay For Your Own Home Warranty





## Let's Get a Bit More Creative

- Make Earnest Money Deposit Non-Refundable
- Get Home Inspection For Informational Purposes Only
- Pay For Your Own Closing Costs and Title Expenses
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- Pay a Portion Towards The Sellers Closing Costs
- Waive Appraisal Contingency

**Don't be overwhelmed by some of the suggestions that you are going to read about that I suggest in order to make your offer stronger.**

**This is a very broad list and contains some somewhat extreme ideas to make your offer even stronger.**

**Not all of the ideas will make sense for your particular personal or financial situation, but they can help point you in the right direction. Of course, the more of these suggestions you are able to include the more likely your offer will stand out.**

*Your Real Estate Expert*

**VIDYA VADAKOOT, REALTOR®**

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I'm here to walk you through my proven process for navigating the journey toward purchasing a home. Whether you are a first-time home buyer, looking to upsize, adding rental to your investment portfolio, or anything in between - I'm here to help make it a seamless transaction. I will use my expertise and knowledge to help educate on what it takes to get an offer accepted in this current real estate market.

The first step is meeting to discuss where you are in the process. From there, we can set a timeline and a plan for your home search. Please feel free to give me a call or send me a message and we can schedule a time that works best for you.



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