Seller Preferences - FAQ for Realtors

Thank you fellow agents for showing my listing. Hopefully this FAQ answers a lot of the same questions that everyone will have and save you time.

As a side note, Envoy Real Estate will not participate in limited agency.

<u>Purchase Agreement Items</u>

Items Included – All 4 kitchen appliances, washer, dryer, LR TV mount (but NOT the TV), all window treatments, swing set, Ring doorbell, workbench in the garage.

Items Excluded - LR TV, floating shelves

Purchase Price – We will look at the entire picture of costs associated with your offer. Any costs that the buyer is willing to pay (**title insurance, closing fee, property taxes**, etc), the more favorable it is for the Seller in case we have appraisal issues on financed offers.

Earnest Money - Envoy Real Estate does not hold earnest money. Please add to your PA "**Earnest money will be made out to and held by the title company**". The more EM you can offer, the stronger the offer is perceived.

Method of Payment – Cash is obviously given strong consideration, but a larger down payment is attractive too.

Closing Date – 5/27/21

Possession – At closing, 5/27/21

Inspections – Our preference in order is: waived, AS IS, and regular inspection contingency.

Expiration of Offer – We are allowing a showing period of overlapping showings from 4/22-4/24 9 am - 8 pm. Please have all offers submitted by the end of 4/24. The Seller is requesting an offer response time of 4/25 at 8 pm. As it is required, offers will be presented as received. I promise we will let you know ASAP.

Other Items:
Pre-approval or Proof of Funds Letter – Please submit a pre approval or proof of funds with your offer.

Appraisal Guarantee – The more you can guarantee against a short appraisal, the more preferred it would be for the seller.

Escalation Clause – We would strongly prefer an offer that starts strong versus using an Escalation Clause, but we will entertain escalation clauses.

Again, much thanks to all of you.

Matthew Mielke