Homebuying Offer Checklist: Printable

Instructions: Use this checklist to ensure that your homebuying offer is comprehensive and competitive. Pay attention to key elements like contingencies and earnest money to strengthen your position in the negotiation process.

1. Property Information:

- ✔ Address of the property
- ✔ Listing price
- ✔ Inclusions/exclusions (appliances, fixtures, etc.)

2. Offer Price:

- ✔ Proposed purchase price
- ✔ Down payment amount
- ✔ Financing details

3. Contingencies:

- ✔ Inspection contingency: Allows you to have the property inspected, and negotiate repairs or withdraw the offer based on findings.
- ✔ Financing contingency: Protects you if you can't secure financing; allows you to back out without penalty.
- ✔ Appraisal contingency: Gives you the option to renegotiate or withdraw if the appraisal comes in below the offer price.

Understanding Contingencies:

- **Contingencies are conditions that must be met for the sale to proceed.** They provide a safeguard for the buyer. If the conditions aren't met, the buyer can typically withdraw from the deal without losing earnest money.

4. Earnest Money:

- ✔ Amount of earnest money
- ✔ Escrow details (where the money will be held)
- ✔ Contingencies related to earnest money

Understanding Earnest Money:

- **Earnest money is a deposit made to the seller.** It shows the buyer's good faith and commitment to the deal. If the deal falls through due to a contingency, the earnest money is usually returned to the buyer.

5. Desired Closing Date:

- ✔ Proposed date for closing the deal
- ✔ Flexibility or considerations for the closing date

6. Personalized Offer Terms:

- ✔ Any unique terms or requests you want to include
- ✔ Specific deadlines or conditions

7. Contact Information:

- ✔ Your real estate agent's details
- ✔ Your contact information
- ✔ A deadline for the seller to respond

BRAZOBAN Inc.

919.848.1553 | 919.636.5323 | www.brazobanrealty.com
4242 Six Forks Rd Ste 1550 Raleigh, NC 27609