

- Phone the Listing Broker and inform he or she you are sending an offer but want to know what is most important to his or her clients.
- Write a letter to the sellers explaining why we want their home and how it can positively impact our lives with family photo and reference the letter in the purchase agreement.
- Have lender and/or buyer's employer write a letter to the seller explaining the importance of the home to the buyer
- Waive asking for additional appliances.
- Offer a larger amount of earnest money.
- Offer more than the list price.
- Waive applying an interest rate cap to my financing.
- Waive asking for closing cost assistance.
- Make sure the offer is complete, even the other agent's information plus the pre-approval letter
- Supply a strong pre-approval letter and shorten the time frame for full approval.
- Offer flexibility in possession and offer seller post possession at no cost to the seller.
- Pay the entire settlement fee charged by the title company.
- Waive the survey.
- Waive the inspection and accept the property as is.
- Waive asking for a home warranty.
- Allow the sellers to select the title company.
- Pay the entire HOA transfer fee.
- Send an escalation clause with my offer that has an escalator of at least double the norm and at an odd amount above that.
- Offer to pay the seller an amount above the appraisal amount if the appraisal comes in below my offer price.
- Hand deliver the offer to the listing agent (or even the seller with permission)
- Paying for the owner's title policy