

Buyer Information Needed to Make an Offer

- Names as you want them written on the contract (This should be the same as your loan, or how you want to hold title)
- Current address
- A unique email address for each person who will be signing the contract (this allows each buyer to sign digitally)
- Purchase price
- Copy of your pre-approval letter which will be submitted with the offer
- Amount of earnest money (usually \$1000 – 1% of purchase price)
- Closing date (the closing date must fall on a business day)
- If a home warranty will be included and who will pay for it (a warranty offers protection against the failure of a house's appliances and important systems like HVAC and plumbing – this is something you can purchase yourself at any point after closing as well)
- What items will stay with the property and what will go (for example appliances, window treatments, hot tub, above ground pool, trampoline, play set, shelving)
- Escalation clause (this optional clause automatically increases your offer above competing offers up to a stated amount)
- Appraisal gap guarantee (an optional guarantee that if the appraisal comes in lower than the purchase price you will cover the difference between the appraised value and purchase price up to a certain dollar amount)

