



LET'S GET YOUR OFFER ACCEPTED

Please mark what you are willing to do in order to get your offer accepted.

	Willing to Do	Will Consider	Not Willing		Willing to Do	Will Consider	Not Willing
1) Waiving appraisal contingency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Buyer paying seller closing cost expenses, i.e., seller taxes as a lump sum or itemized expense	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Come up with additional cash to cover spread between purchase price and appraisal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Paying pre-determined amount above appraised amount, regardless of sales price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Pay higher mortgage insurance premium based on percentage of loan-to-value	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Willing to take conventional financing, even if VA or FHA is a better deal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Free rent back up to 59 days	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Increased downpayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Waiving some/all inspections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Large earnest money deposit with non-refundable increased down payment size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) No inspections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13) Cash offer with a cash-out refinance to follow after closing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Inspections for info purpose only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14) Noncontingent on sale of current property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Standard inspection and cap the dollar amount of repair you would ask the seller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15) Pre-offer inspection so that you can waive all inspections in your offer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Using seller selected title company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16) Shorten time frame for contingencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Escalation clauses with extremely high ceiling or none	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17) Provide lender all necessary information for full underwrite on To-Be-Determined Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Buyer paying agent commissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18) Commitment to use local banks only for Pre-Approval letters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Buyer paying gap between appraisal and purchase price if appraisal comes in low	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				



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