



Offer Considerations | 6029 Victory Lane

Thank you for previewing my listing. Clear communication and attention to detail matter, and I look forward to working together. Questions are always welcome at 614.679.9955.

THE DETAILS

- Closing: A clean offer with closing in 30 days or sooner is preferred.
- Financing: Include a lender pre-approval matched to the offer terms, or proof of funds.
- Possession: Negotiable. Sellers would prefer 1 week post possession
- Disclosures: Submit all signed MLS disclosures, including the Team Disclosure.
- Title & Closing: Talon Title | Judy King | jking@talontitle.net | 614.568.1141
- Earnest Money: Required.
- Response Time: Please allow 12-24 hours due to the sellers' schedules.
- Home Sale Contingency: Only a home-closing contingency will be considered.
- Escalation Clauses: Not accepted.

WAYS TO STRENGTHEN YOUR OFFER

- Consider a short inspection period or informational-only inspection.
- Consider an appraisal-gap provision if financed.
- Order the appraisal within three days and update the loan application within 24 hours.
- Minimize seller-paid costs where possible.

