

THINGS TO CONSIDER

- Require ALL offers to be in writing.
 - Require all lines in the contract offer to be filled in (including default language lines) and all appropriate boxes to be checked. (CCD...Contract Completion Disclosure)
 - Set a minimum amount that all offers must EXCEED to be considered.
 - Inform ALL Buyers to make their first offer their 'HIGHEST & BEST' (Price & Terms).
 - Share 'BEST' competing offer amount and terms with other Buyers?
 - Coordinate for ALL offers to be responded to on a pre-set date. As opposed to considering each offer as it comes in and responding to it.
 - Require written 'Proof of Funds' bank letter for cash Buyers and written lender 'Pre-Approval / Approval' letters' to be submitted prior to **showing** or **submitting an offer**?
 - Refuse offer submissions if the Buyer has a contingency to sell their existing house first?
 - Be selective as to the type of financing a Buyer is getting to purchase the property? e.g. cash only; cash & conventional loan only; government loan; type of government loan e.g. FHA, USDA, VA etc...?
 - Require Buyers to 'Pre-Qualify' or get 'Pre-Approval' from your selected lender prior to offer being placed.
 - Require Buyers to use the Florida Realtors/ BAR 'STANDARD FORM CONTRACT' only. No AS-IS Contracts (unless a cash investor).
 - **Require Buyers to obtain a BestBUYER! SCORE prior to them placing an offer.**
 - **Require a 'minimum' BestBUYER! SCORE to place an offer.**
 - Obtain and advertise, on MLS, your **HOME SCORE**.
 - Obtain a HOMESCORE for the property to be advertised on the MLS?
 - Require all attendees at a 'LIVE' open house to register, with identification and contact information?
 - Limit your 'Open House' activities to recorded Virtual Tours or 'LIVE STREAMING'.
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- Get a Pre-Sale Appraisal
 - Get a Pre-Sale Inspection
 - Provide a Home Warranty