

### **Ensure your offers get accepted**

- [ ] Financing strength verified (DU/LP or proof of funds)
- [ ] Clean contingencies with clear scopes (inspection, appraisal, financing)
- [ ] Earnest money deposit sized to signal seriousness
- [ ] Close date and possession aligned to seller life
- [ ] Cover note that mirrors seller goals -> 'That's why' your terms fit -> calibrated question

### **Notes**

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