

Getting Your Offer Accepted!

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Seller's Market:

- With Las Vegas, NV in a seller's market currently. When you are in a seller's market, it can become quite hard to get and offer accepted.
- You are competing with Cash Offers.
- You are competing with buyers who will pay at least \$3,000 over the sales price and guarantee it. If not higher!

Less Competitive Offers have:

- X Offering less than the purchase price.
- X Asking for seller credits.
- X Asking for many repairs.
- X Long close of escrow timelines.

PIF's Secret Sauce!

- When we write your pre-approval letter, we guarantee it. On our pre-approval letters we state no loan contingency.
- This means, if your loan falls through. You do lose your earnest money deposit (EMD) to the seller.
- PIF Lending will reimburse your EMD in the event you lose your EMD if your loan is declined due to our error.
- Listing agents see your offer nearly as good as cash.
- Your offer is moved to the top of the list!

Most Competitive Offers have:

- ❖ Waiving your loan contingency.
- ❖ Closing quickly, 30 Calendar days or less.
- ❖ Offering to pay more than list price.
- ❖ Guarantee to still pay over the list price if the appraised value comes in short. Offering \$3,000 - \$5,000 over list price helps significantly.
- ❖ Waiving inspections.

Seasoned Lender Required!