

# 10 Ways to Entice a Seller to Select Your Offer in a Seller's Market

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- Make the offer as clean as possible, don't ask for personal furniture.
- Select a settlement date that works favorably for the seller.
- Offer the full asking price or higher and consider using an Escalation Agreement.
- Offer a substantial earnest money deposit to be held by your closing attorney.
- Consider removing the finance contingency or select the finance contingency without an automatic extension.
- Make the appraisal contingency as short as possible, or in some cases, just completely remove it.
- Write a personal letter of appreciation.
- Offer cash if possible – cash is king.
- Offer the seller a free seller post occupancy for a few days.
- Make sure the offer is complete and the contract is filled out fully and correctly with all required documents.

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