

ARE YOU A SHORT SALE BUYER?

Looking at history of sold properties, more and more of potential bank owned properties sell through the short sale process. This means more buyers, even those with little experience in buying homes, are looking for a deal.

As a short sale buyer this attributes will greatly increase the odds that your offer will be chosen:

Have few or no contingencies. This means you do not need to sell another property to buy this one; you can wait some months for the sale to go through; you have money outside of the purchase money to fix the home and you are willing to buy the property in current condition with no repairs requests.

If you are not a cash buyer you need to have:

Submitted a loan application to a bank or loan broker:

- Your credit has been checked out and credit score established
- Your source of income verified
- Employment pay stubs
- Last 2 year tax returns
- Copies of accounts holding these assets

Your lender has given you a written loan commitment with a locked in interest rate.

You have thoroughly checked out the property and have had a home inspection done by a licensed home inspector.

For further assistance please call Melanie Berlind 310 629 5043