The Cash Offer Checklist

One page. Use it before you sign anything. Ryan Benroth Homes, Noblesville, Indiana.

Before you accept

- [ ] I know whether the company will buy this house itself, or plans to assign or resell the contract.
- [ ] I have seen proof of funds (a recent bank or escrow letter).
- [ ] I have compared the offer to recent sales of similar homes in my area.
- [ ] I have calculated what I would net from this offer versus listing, after all costs.
- [ ] I have not been pressured to sign today.

In the contract

- [ ] The inspection or due diligence period is short, and I know exactly who can cancel during it.
- [ ] The earnest money is meaningful, and I know whether it is refundable.
- [ ] The contract states what would change the price after inspection.
- [ ] The closing date is written in, along with what happens if the buyer misses it.
- [ ] I know which title company will handle closing, and I can contact them directly.
- [ ] I know whether anything will be recorded against my property, and how it is removed if the deal falls through.
- [ ] A real estate attorney or my own agent has read it.

If the price drops after inspection

- [ ] I have asked for the inspection report and the repair estimates behind the new number.
- [ ] I have a second opinion on the repair costs.
- [ ] I have a plan if I walk away: a mutual release in writing, and a relisting date.

Question to ask first: Will you buy this house yourself, or do you plan to assign the contract or resell it? If they plan to assign it, you are dealing with a middleman.

Want a second set of eyes on an offer? Call or text Ryan Benroth at (317) 979-0009, or visit ryanbenrothhomes.com. No obligation.

This checklist is general information, not legal advice. For questions about your contract, consult a real estate attorney.