



TIPS FOR WINNING A BIDDING WAR

There has simply never been a better time to be a seller. If you are contemplating a move, now is the perfect time to list and capture the frenzied market momentum and stratospheric prices. Do not miss this historical peak. Carpe diem, Baby!

On the other hand, if you are a buyer, prospects are grim. Competition is fierce in this sizzling seller's paradise. Here is a short, battlefield survival guide to help you win in a bidding war: First, determine your budget, retain a top-notch realtor/warrior to represent you, hunt down your dream home, be courageous and submit an aggressive offer. Ready, set, fire!

1. Move fast and offer your best price with the fewest conditions. Don't low-ball dicker, dally or delay. Consider offering full price, or more, if you can afford it.
2. Offer the largest cash deposit possible to impress the sellers that you are serious and solvent. Have a certified cheque or money order ready in advance.
3. Propose a flexible closing date which best suits the seller's needs. Leave the completion date blank. Let the vendor pick the actual day.
4. Include a copy of your mortgage approval letter to assure there is no risk if the seller accepts your offer.
5. Attach a friendly note to the seller explaining why you love the home and how you will look after it in the future. Kind words and courtesy work wonders. In summary, be prepared and have your arsenal ready. Good luck! You will need it!

For more ideas, visit www.tribbling.com

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