



Ask the Realtor: Multiple Offers

Today's real estate market is what is known as a 'sellers market'. There are not many houses for sale and there are a lot more buyers than sellers.

For buyers, this can be a headache. You've been looking for a house and every time you find one it's either gone the next day or there are multiple offers.

How to beat the odds? Your offer should be strong, your best and as quick as possible. Don't try to low ball your offer. Sellers know they have the upper hand. They also like to see you can afford the home. Besides having a pre-approval from a lender, your Purchase and Sale deposit should be at least 5%. Are you applying for an FHA, VA, or conventional loan? Some sellers don't want to deal with some of the requirements of particular loan types. (ex: FHA loans frown upon peeling paint).

You may also want to personalize your offer and write a letter to the seller letting them know how much you love the house, appreciate the care they have put into the home and how it is perfect for your family.

Be careful of what you put as a contingency. I personally don't recommend buying a home without a home inspection but if you are buying a home you intend to totally remodel, you may want to consider it. Also, if you have an existing home you need to sell, you may want to not make this a contingency to purchasing your next home.

Timing is also a contender. If you can close on the home in 4 or 6 weeks, this can be seen as an advantage. Financing is

So if you're in the market to buy and find your dream home, make your offer the best you can.

If you are considering buying or selling, let's work together and make it a realty reality.

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Comic Con

I'll admit it, I'm a fan of The Big Bang Theory. I watch the reruns all the time and have a soft spot for Sheldon hunting down James Earl Jones to try to get him to come to his own Comic Con. Or when the guys were stranded in the desert in Star Trek costumes because Leonard left his keys in the car and it was stolen. But going to a Comic Con convention?

I'd never considered it. Sure, I've gone to the Home Show, The Boat Show and even one with Flowers. But in researching this month's events, there it was, The Rhode Island Comic Con.

I was intrigued. This is its sixth year. It gets larger each year. Back in 2014 it was shut down for a day because the crowd capacity was too large. Who would have thought this?

It's a three day event starting November 2 through November 4th at the RI Convention Center & Dunkin Donuts. It offers gaming, celebrity guest stars, professional wrestlers, tournaments, comic book authors, autograph signing, pictures and more. And they have some big name stars that are attending this year: Keifer Sutherland, Randy Quaid, Richard Dean Anderson, LeVar Burton, and James Murry (what's the Impractical Jokers guy doing there??)

Check it out at: www.ricomicon.com. Who knows, maybe you'll see a cast member make a surprise appearance. But remember, the guest list can change. And don't be like Sheldon when Will Wheaton didn't show up.

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