

TOP RED FLAGS



NOT AT LEAST 1% EARNEST MONEY

This is the Deposit that ensures the “Buyer” isn’t off in the wind come time to **CLOSE AND FUND!**



Long “Inspection Periods” or “Option Periods”

This is how long the “buyer” has to backout for any reason at all and still recover 100% of their deposit



PRESENTING A 1 OR 2 PAGE CONTRACT

If it looks like it was typed up and doesn’t have a Texas Real Estate Commission Seal, it’s probably a **FAKE OFFER.**



AND/OR ASSIGNS next to the Buyer Name

This is a Tell Tale sign that they plan on “assigning” the property to the **ACTUAL BUYER.** If they don’t assign it, then they **DON’T CLOSE**

