

Guiding you through every step of buying a home...

53 Hawthorne St | Auburn, MA 01501

STEP 1 *The Challenge*

- › Competing against 4 higher offers, and \$30k lower than the next best bid
- › FHA financing vs the competitions' and seller's preferred conventional financing
- › Needed to secure the home below asking price with seller concessions

STEP 2 *The Strategy*

- › Acted quickly and framed a strong, confident offer
- › Negotiated \$7k under asking price with closing costs covered and an additional \$8k credit
- › Tackled home repairs to satisfy FHA financing and allowed the client to walk into \$30k of instant equity

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STEP 3 *The Outcome*

- › Strong communication kept the deal together, despite a number of delays and obstacles
- › Both sides coordinated a smooth transition: the sellers relocating out of state and buyers into their new home before the holidays
- › Showed that buyers can win, even in tough situations, with expert guidance

The results... my buyers win in a competitive market.



Client Testimonial

"I'm blessed and pleased to have worked with Dave. He is a kind and true professional, going above and beyond to help my family's dream come true of homeownership. Dave turned one of the scariest decisions of my life into a walk in the park, facing every challenge head-on—even picking up a paintbrush to help secure FHA approval after an initial denial.

He was always available, answering every call and providing support when I felt discouraged and close to the ledge. Thanks to Dave, my wife and I now have a beautiful home, and our four boys finally have a yard to play in. We are so grateful for everything he's done and can't recommend him enough." -Rich D.

Ready to make a move?
Text or call me at 781.820.0672



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