

# OFFER GUIDE

7642 PLUNGING FALLS DR | LAS VEGAS, NV 89131

A clear path from interest to a complete, well-prepared offer.



## PROPERTY SNAPSHOT

3 Bedrooms | 2 Baths | 1,594 Sq. Ft.

Single Story | 2-Car Garage | Built 2001

Lynbrook gated community

HOA: \$80/month

[VIEW PROPERTY](#)



Scan or tap

## PREPARE YOUR OFFER

Your agent will prepare the Nevada purchase agreement. These are the core decisions and documents to have ready.

- ☐ Buyer name(s) exactly as they will appear on the contract
- ☐ Offer price and financing type, or cash
- ☐ Current lender preapproval or proof of funds
- ☐ Earnest money amount and proposed deposit timing
- ☐ Down payment and financing terms
- ☐ Requested seller contribution, if any
- ☐ Buyer-agent compensation request, if applicable
- ☐ Proposed closing date and possession terms
- ☐ Inspection, appraisal and financing contingencies
- ☐ Personal property or home warranty requests, if any
- ☐ Any other material terms or conditions

## THE LOCKHART METHOD(TM) | OFFER PERSPECTIVE

A strong offer is more than a price.

### PRICE

What are you prepared and qualified to pay?

### CERTAINTY

How strong is the financing and ability to close?

### TERMS

What contingencies, concessions and conditions apply?

### EXECUTION

Can the transaction close cleanly on the proposed timeline?

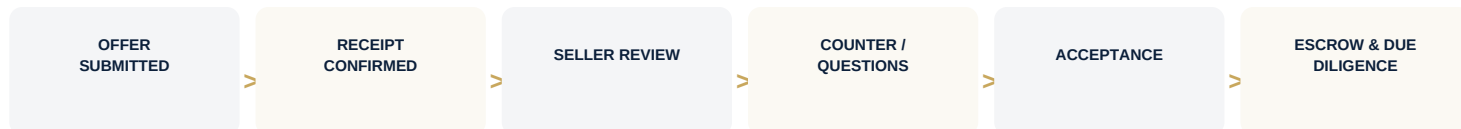
# SUBMIT, TRACK & KEEP YOUR OPTIONS OPEN

Simple next steps, whether this is the home or you decide to keep looking.

## READY TO SUBMIT?

- 1 Prepare the Nevada purchase agreement and required disclosures.
- 2 Attach current preapproval or proof of funds, as applicable.
- 3 Confirm price, earnest money, financing, closing date, concessions and contingencies.
- 4 Submit the complete offer using the listing's designated electronic process.
- 5 Confirm receipt and remain available for questions, counters or additional documentation.  
The seller may consider price, financing, contingencies, concessions, timing and other terms when evaluating an offer.

## WHAT HAPPENS NEXT?



## YOUR NEXT STEP

### STILL EVALUATING 7642?

Review photos, property details and updates before deciding whether to move forward.

[VIEW 7642 PLUNGING FALLS](#)

### NOT THE RIGHT HOME?

Keep your search moving with current Las Vegas area listings powered by Buying Buddy.

[SEARCH LAS VEGAS HOMES](#)



## THE LOCKHART METHOD™ | BUY WITH CLARITY

My role is to help you evaluate the home, structure the offer, understand the tradeoffs and move through the transaction with a clear strategy.

Every offer is ultimately your decision. The goal is not simply to 'win' a house, but to make a well-informed purchase on terms you understand.