

Ultimate Guide to Winning a Bidding War

01

GET PRE-APPROVED

[Credit.com](https://www.credit.com)

If paying all cash is not an option, you must get pre-approved for a mortgage before making an offer. If you're not pre-approved and find yourself in the middle of a bidding war, you'll automatically count yourself out.

02

DO YOUR RESEARCH

[Housefax.com](https://www.housefax.com)

Know before you bid. Always run a Housefax Report for a more complete picture of the property. Past fire incidents, local schools, noise levels, recent building permits (or lack of), and a natural hazard risk assessment all play into the value of the home.

03

LIMIT CONTINGENCIES

[Realtor.com](https://www.realtor.com)

If you are in a multiple offer scenario, it's best to make an offer with few contingencies. That may mean forgoing repairs or new appliances and features. You can always ask for an extension if you run into some issues. Just don't forego a home inspection.

04

CONSIDER AN ESCALATION CLAUSE

[WashingtonPost.com](https://www.washingtonpost.com)

Show sellers you are serious. An Escalation Clause is an addendum to your offer stating that you are willing to increase your offer incrementally (say \$2,000) up to a certain limit if any other offers come in that match or top your initial bid.

05

GET PERSONAL

[Redfin.com](https://www.redfin.com)

Write a letter to the seller explaining your reasons for wanting the house. Appealing to a seller's emotions can be incredibly persuasive, and you may be rewarded with the winning bid.