



BUYER GUIDE · WHANGĀREI

How a Deadline Sale Works

A short guide for buyers who have asked about this property.

No advertised price. Offers in writing. Closing date set.

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What you need to know

A deadline sale means this home is marketed for a set period. Buyers put their best offer in writing by a closing date and time. There is no auction room and no public bidding. Offers go to the seller privately.

1

View the property

Come to an open home or book a private viewing. Ask questions early so nothing is left to the last day.

2

Get your homework done

Talk to your bank or broker, brief your lawyer, and read the title, LIM and any building reports before you offer.

3

Put your best offer in writing

Your price should be your genuine best, not an opening bid. In most deadline sales you won't get a second go.

4

Watch “unless sold prior”

The seller can accept a strong offer before the closing date. Don't wait until the last minute if you are serious.

A cleaner offer, fewer conditions and a flexible settlement often beats a slightly higher messy one.

Conditions

Finance, building report or sale of your own home can still be included. The fewer you need, the stronger you look.

After the deadline

The seller may negotiate with one or more buyers, or accept none. Every written offer is presented.

Questions? Ask Megan

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