BRYAN REALTY
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# OPENING DOORS *Together.*



YOUR MONTHLY GUIDE TO
HOMEOWNERSHIP WEALTH AND COMMUNITY

# UNDERSTANDING CONTINGENCIES

## PROTECTION FOR YOU. PEACE OF MIND FOR EVERYONE.

Contingencies are conditions written into a contract that must be met for the sale to move forward. They protect buyers from unexpected issues and give sellers confidence that the transaction is fair and sound.

*In short:*
Contingencies give buyers a safety net—and give sellers serious, qualified offers.

## COMMON CONTINGENCIES EXPLAINED

**1. HOME INSPECTION CONTINGENCY**
Allows the buyer to have the home inspected. If significant issues are found, they can negotiate repairs, ask for credits, or cancel the contract.

**2. FINANCING CONTINGENCY**
Gives the buyer time to secure a mortgage. If they can't get approved under the agreed terms, they can cancel the contract.

**3. APPRAISAL CONTINGENCY**
Ensures the home appraises for at least the purchase price. If it appraises lower, the buyer can renegotiate or walk away.

**4. SALE OF CURRENT HOME CONTINGENCY**
Protects buyers who need to sell their current home first. If their home doesn't sell, they can cancel.

**5. TITLE CONTINGENCY**
Allows time to confirm the property has a clear title and no legal issues that could affect ownership.

## WHY CONTINGENCIES MATTER

**PROTECT BUYERS**
They help avoid costly surprises and ensure the home is worth the investment.

**BUILD TRUST**
Fair contingencies show both sides are acting in good faith.

**KEEP DEALS ON TRACK**
Clear timelines and expectations help everyone stay focused.

**REDUCE RISK**
They provide an "out" if important conditions aren't met.

**LEAD TO SMOOTHER CLOSINGS**
Addressing potential issues early helps prevent delays later.

## HOW CONTINGENCIES WORK

**OFFER ACCEPTED**
The contract is signed with agreed-upon contingencies.

→

**INSPECTIONS & REVIEWS**
Buyer completes inspections, appraisal, and due diligence.

→

**CONTINGENCIES MET OR RESOLVED**
Any issues are resolved, repairs are made, or agreements are reached.

→

**CONTINGENCIES REMOVED**
The buyer formally waives or the deadlines have been satisfied.

→

**CLOSING MOVES FORWARD**
With contingencies met, the path to closing is clear!

## BUYERS & SELLERS: THE BALANCE

**BUYERS**
Use contingencies wisely to protect your investment. Too many or unreasonable contingencies can weaken your offer.

**SELLERS**
Review each offer carefully. The right balance of price, terms, and contingencies leads to the best outcome.

*It's not about no contingencies—it's about the right ones.*




## AGENT TIP

A trusted REALTOR® will explain each contingency, help you decide what makes sense, and negotiate terms that protect your goals.

*Knowledge today, confidence tomorrow.*

## QUESTIONS TO ASK YOUR AGENT

- Which contingencies make the most sense for this home?
- How long do I have to satisfy each contingency?
- What happens if a contingency isn't met?
- How do contingencies impact my offer compared to others?
- How can we make my offer strong but still protected?

*Let's open the door to your next chapter.*

Our local experts are here to help you navigate every step of the home buying process with confidence.
**Let's make your move together.**

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