Multiple Offer Disclosure to Seller

This disclosure is provided by ______________________________ (Brokerage Name)
to ______________________________ Seller(s),
regarding your Property located at: (Address) ____

As a Seller, you should understand that during the listing process, you may receive more than one offer for your property around the same time. If this happens, you have different options to choose from, each with its own advantages, risks, and possible legal outcomes. Below are the most common options. How you decide to move forward is entirely your choice.

1. **Accept or counter the best offer and reject the others**
   You may decide to accept or counter the best offer you receive and reject the rest. The risk with this approach is that if the buyer does not accept your counteroffer, there will be no agreement. By that time, the other interested buyers may have moved on to other properties. Although you can reach back out to them, they may no longer be interested. Also, by relying only on one buyer, you may miss the chance to get a higher price since other buyers are not aware of the competition.

2. **Send counteroffers to some or all buyers**
   Another option is to issue counteroffers to multiple buyers. To avoid ending up under contract with more than one buyer, you must clearly reserve the right to be bound only to one accepted counteroffer. This involves further negotiation and could result in multiple counteroffers. Some buyers may choose to walk away if they do not want to compete.

3. **Ask all buyers for their “highest and best” offer**
   You can also ask every buyer who submitted an offer to provide their “highest and best” by a set deadline. After receiving these, you may accept, reject, or counter any of them. Be aware that some buyers may simply resubmit their original offer, while others may improve their terms. Just like in option 2, some buyers may decide to withdraw if they do not want to compete.

If you face a multiple-offer situation, Your agent will consult with you on how you’d like to proceed, including whether or not you want buyers to know that multiple offers exist. It’s important to understand that you have choices when responding to offers. You may also want to consult with your brokerage or an attorney to fully understand the process and any legal implications.

Acknowledgment
The Seller confirms receipt of this disclosure.

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(Seller’s Signature) (Date)

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(Seller’s Signature) (Date)