

Offer Comparison

Compares multiple seller-side offers on one property: a side-by-side table, the risk in each set of terms, a counter strategy, and a decision brief written for the seller rather than the agent.

- OFFERS AND NEGOTIATIONREAL ESTATE
- #AI DEALS#BROKER READY#COUNTER OFFERS#LISTINGS#NEGOTIATION#OFFER COMPARISON#REAL ESTATE#REALTOR#SBK FLOW#SELLER DECISION
- NBNOPENAI

What this agent does

Stop comparing offers on price alone — make the terms and the risk visible before the seller picks one.

Compares multiple seller-side offers on one property: a side-by-side table, the risk in each set of terms, a counter strategy, and a decision brief written for the seller rather than the agent.

Who it is for

Listing agents with two or more offers in hand who need to advise a seller quickly and defensibly.

What it needs from you (inputs)

The offers themselves (pasted or uploaded), the property and its list-price history, the seller's situation, timeline, motivation and priorities, and any competition you know about.

What it gives back (outputs)

An offer comparison table, seller decision brief, counter strategy, risk flags, a buyer-agent message, property research, an uploaded-files summary, and Drive save status.

- Offer Comparison
- Seller Decision Brief
- Counter Strategy
- Risk Flags
- Buyer Agent Message
- Property Research
- Uploaded Offer Files

Highlights

- Paste offers in any format, or upload the offer PDFs
- Side-by-side comparison including terms, not just price
- Risk flags for financing, appraisal, contingencies, and timing
- Counter strategy per offer with the trade-offs stated
- Seller decision brief in plain language
- A ready message back to the buyer agent

Time saved per run: about 1.25 hours.

This agent drafts work for a licensed professional to review. It is not legal, tax, or financial advice, and it does not replace broker, title, lender, or attorney review.

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Offer Comparison

Compare seller-side offers on one property, surface the risk hiding in the terms, and walk into the seller conversation with a decision brief instead of a stack of PDFs.

Readiness 40Context 20

The offers

Paste every offer in one go — price, financing, down payment, contingencies, dates, concessions. Upload the PDFs as well if you have them.

Paste offers and context

3. Maximize net proceeds4. Avoid seller credits and extended contingencies

ANALYSIS REQUEST

Compare both offers side by side. Calculate purchase price less requested seller credits, clearly distinguishing this from actual seller net proceeds. Identify financing, appraisal, home-sale, inspection, and timing risks. Recommend which offer best fits the seller's priorities, explain trade-offs in plain language, suggest a counter strategy for each offer, and prepare a seller decision brief and buyer-agent response. Do not assume either offer is guaranteed to close.

Upload offer files

Optional. PDF, DOC, DOCX or TXT.

Choose FilesNo file chosen

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Source confidence: none

Verification notes: No public record verification possible for this address:

Sources

No public sources returned.

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