

Scenario: Henri and Lila are now ready to make an offer on 123 Twin Oaks Ave., a three bedroom, 2 bath single family home with a sales price of \$144,500. They see that the carport looks to be falling down, the front steps are perilous, and all the appliances are very dated. They want to offer \$125,000 for the property. They have \$10,000 to purchase the real estate.