

Say goodbye to contingent offers

ribbonhome.com



Close on more homes

Ribbon is a new way to get your clients the home they love — guaranteed. We help agents win more deals with the power of the Ribbon Offer.

01. Guaranteed

Closing is guaranteed following an acceptable inspection.

02. Quick Close

From offer accept to close can take as little as 14 days business days.

03. Superior Support

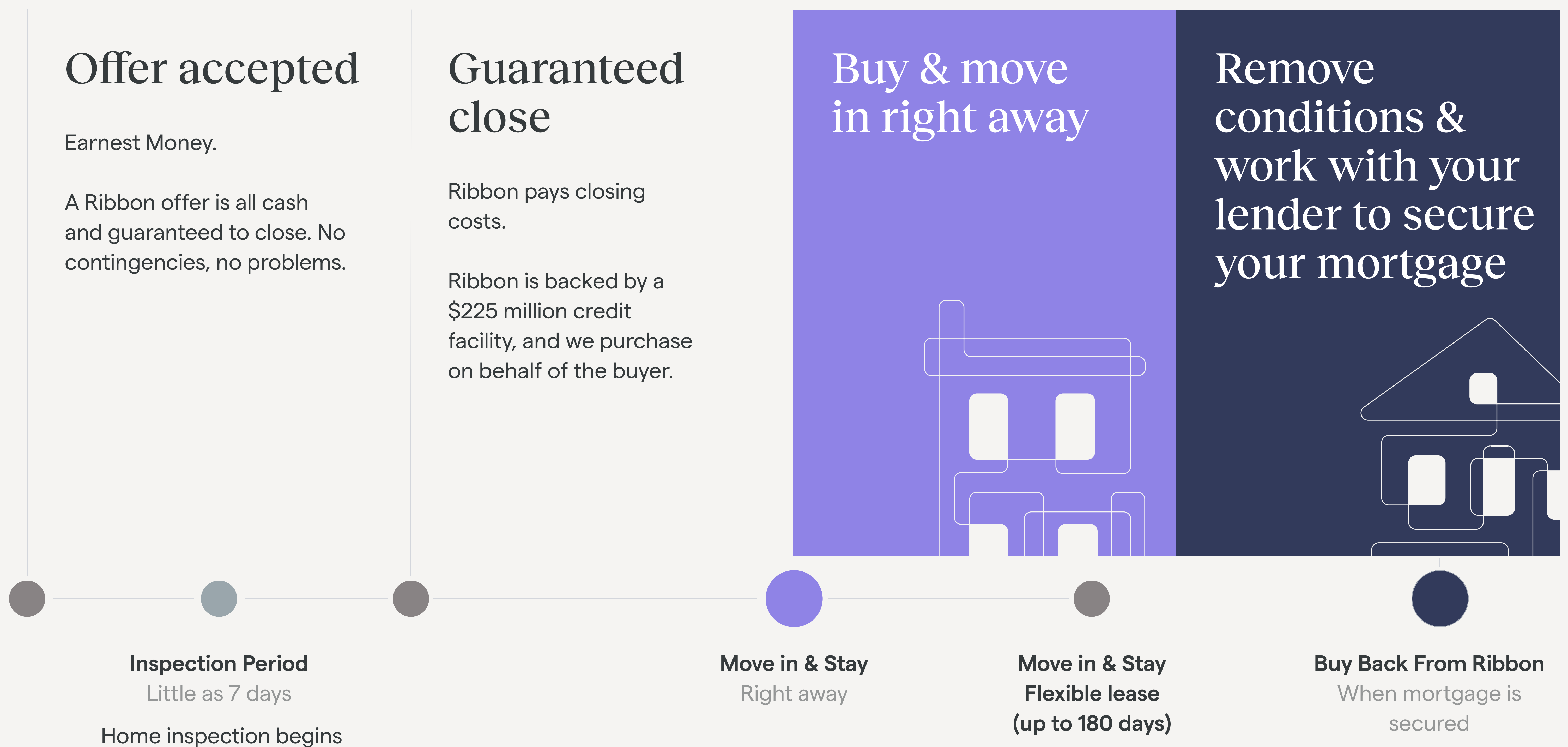
Ribbon experts are with you every step of the way, from drafting an offer to move-in day.

Ribbon ♡ Agents

Thousands of agents are using Ribbon to close on more homes, and we're growing every day. Get used to 100% of your clients closing on time.

Ribbon Offer	Other Offers
100% all-cash offer	27% of offers are cash
Close in 14 business days	Close in 45 days or more
Inspection contingency	Inspection contingencies Financing contingencies Appraisal contingencies Home sale contingencies
Guaranteed to close	No guarantee of closing
Backed by Ribbon	Backed by mortgage
Always an owner occupant	60% owner occupants 40% investors
Ribbon Fee	Moving costs Complicated timelines Contingencies

Example timeline for buyer



Simple pricing	How it works	We empower all buyers
<p>The Ribbon Fee</p> <p>The Ribbon fee is 2% – 2.4% based on your location</p> <p>Negotiated between buyer and seller.</p> <p>Flexible Lease</p> <p>Daily rate, paid monthly.</p> <p>Covers the cost of holding the home, known fully upfront.</p> <p>Prorated: Only pay for the days you stay.</p>	<p>YOU</p> <p>Share your pre-approval and the address of the home you're interested in purchasing.</p> <p>WE</p> <p>Ribbon completes a free valuation and reviews your pre-approval.</p> <p>US</p> <p>Your agent works with Ribbon to draft an offer on your behalf.</p>	<p>Move-ups and Move-downs</p> <p>Buy and sell on your own timeline.</p> <p>Relocations</p> <p>Focus on the transitions, not the transaction.</p> <p>First-time Buyers</p> <p>All-cash offers are great in multi-offer situations.</p> <p>New Construction</p> <p>We can help your clients buy new construction.</p>

Who pays what and when?

Here are all the costs involved in each possible scenario with Ribbon.

If Ribbon purchases & reserves the new home

01.

Offer Accepted By Seller

Deposits are paid by the buyer.

Buyer pays for inspection.

02.

First Closing

Closing and attorney costs are paid by Ribbon.

Ribbon fee is paid by buyer and/or seller.

03.

Rental Period

Prorated rent is paid by buyer for up to 180 days.

04.

Second Closing

Second closing and attorney costs are paid by buyer

If buyer secures funding before the first close

01.

Offer Accepted By Seller

Deposits are paid by the buyer.

Buyer pays for inspection.

02.

Under Contract

Buyer works with lender of choice to finalize financing.

Ribbon will back the buyer in the event of unforeseen delays.

03.

Closing

Closing and attorney costs are paid by the buyer.

Ribbon fee is paid by buyer and/or seller.

If buyer backs out from repurchasing

01.

Offer Accepted By Seller

Deposits are paid by the buyer.

Buyer pays for inspection.

02.

First Closing

Closing and attorney costs are paid by Ribbon.

Ribbon fee is paid by buyer and/or seller.

03.

Rental Period

Prorated rent is paid by buyer for up to 180 days.

04.

Buyer Backs Out

Buyer must give 1 month notice & then a cancellation fee of 2 additional months of rent.

Buyer will lose their earnest money deposit and due diligence paid.

If buyer backs out before first close

01.

Offer Accepted By Seller

Deposits are paid by the buyer.

02.

Buyer Backs Out

If buyer backs out during inspection period under state contract, the Ribbon Fee will not be due.

Buyer receives EM back in accordance with the state laws.

