



Independent Consideration Scripts

Short script for Sellers #1

“This is a small, non-refundable payment the buyer gives you to make the contract legally stronger. It’s separate from earnest money, and you keep it even if the deal falls through in most cases. However, if you default on the contract, you will have to give it back.”

Short script for Sellers #2

“What it means is that the buyer pays you a small amount of money, something like \$10.00, separate from earnest money. This payment helps make the contract legally stronger and more enforceable.”

Short script for Buyers #1

“This is a small, non-refundable payment, usually something like \$10 or \$100, that helps make the contract legally binding. It’s separate from your earnest money, and it just ensures the agreement holds up if there’s a legal question. It’s not about the amount, it’s just a technical requirement to strengthen the contract.”

Short script for Buyers #2

“It’s separate from your earnest money and is typically non-refundable, but its purpose is just to make the contract legally solid. It’s standard, and not something that really changes your overall risk in the transaction.”