

Home Seller's Checklist

- We will determine a value for your home as well as suggest any work that should be completed prior to listing. We will only suggest money be spent if it will significantly increase your return in the end. We have contractors we can recommend if needed.
- We will fill out all the forms needed for us to work for you. This includes an Exclusive Right to Sell Contract, Seller's Disclosure, Seller's Estimated Proceeds, Franchise Addendum, and Lead Based Paint Disclosure if necessary.
- Once the home is in "Show Shape" we take pictures and create video of the home.
- Your key will be held in an I-box outside your home. Only licensed professionals have access to the I-box.
- Once home is in the MLS you will be notified via text or phone call of any showings on your home. It is best to leave your home during showings if possible. Agents who show your home will be asked to provide feedback which will be shared with you.
- We will discuss any offers received on your home.
- Once a contract is agreed upon and signed by all parties, the 'clock' for the buyer's inspection period starts. The Inspection Period is usually 10 days. This is the buyer's time to complete inspections. These may include structural, mechanical, termite, sewer, radon or fireplace inspections to name a few. These inspections are done at the cost of the buyer. You will need to leave the home for a couple hours for inspections.
- The buyer may or may not ask for items to be addressed based on the findings of the inspectors. This is done within the inspection period.
- If your buyer is getting a loan for the purchase, the bank will order the appraisal at this time. The appraisal needs to be at least as much as the agreed upon sales price.
- Turn off utilities effective on the closing date. Have all of your belongings out of your home by closing/change of possession.
- Several days before your closing date, you will be asked to come into the Title company to sign documents.
- Refer family and friends to us to help them in the home buying or selling process!



Provided by The Seibold Group of
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REGAN REALTORS