

Planning to Sell Your Home

Start Here

Your Name(s): _____

Property Address: _____

Email address(es): _____

Phone (h): _____ Phone (c): _____

Date: _____

Let's get started

- Find a lender or mortgage broker if you are planning to buy another property after you sell your current property. We recommend comparing two or three lenders to find the best rates and terms. Our preferred lenders can be found on our website under the resources tab. This way you know if you can afford to buy another property and, if so, if now's the ideal time to sell.
- Read and sign the documents listed below:
 - Exclusive Right to Sell Agreement.
 - Affiliated Business Arrangement Disclosure
 - Understanding Your Rights & Responsibilities, and Useful Information About Real Estate Transactions
 - Property Disclosures (Residential Property and Lead, if your property was built before 1978
 - Return them to us and we'll send you a copy via email once we've decided to work together.

- Fill out of the following forms (return them to us at info@askawalker.com once complete)
 - Seller's Questionnaire
 - MLS Listing Input Form
 - Top 10 List
- Review the following:
 - Review the estimated closing cost.
 - Sales contract & contract addendum (once we've received an offer)
- Change your privacy settings on your social media accounts to the highest security settings possible that will allow you to continue use it in the way you like. Do not post anything about your home search, this could be used against us during the negotiation process.
- We recommend purchasing a home warranty which can be transferred to the buyer at settlement.
- Decide if you'd like to us to host open houses. If so, we like to do open houses on both Saturday and Sunday the first week on the market.
- Make two sets of all keys for us.
- Invite us over to do a staging evaluation. Replace and repair any items noted on the staging evaluation checklist before the house goes in the market.
- Deep clean the house the day before the house is photographed.
- Once the staging and cleaning are complete we will schedule photography, virtual tour, flyers, and arrange for the sign post to be installed.
- Arrange for pets to be crated or out of the home during, if possible, during showings
- Protect your valuables and password protect all computers.
- We will call you every week to provide feedback from now until the house sells. Let us know what time works best for you.
- Speak with us about ideal closing date, receiving multiple offers, and low appraisals.
- Download our mobile app to keep an eye on competition when you're out and about. We'll text you the link.

- We'll send you comparable listings from time to time so you can get to know your competition. You'll be able to track price reductions, new listings, and closing sales prices.

Offer accepted

- We'll let you know once the home inspection has been scheduled. Plan to vacate the house for at least 3-4 hours. The inspector will need to return after 2-3 days to retrieve the radon canister.
- Continue looking for a new home if you are purchasing another property.
- We'll send you the home inspection report along with the buyer's repair request. We can assist you with finding contractors to provide quotes for requested repairs.
- Hire movers and begin packing
- Arrange for utilities to be disconnected the day after closing
- Arrange for homeowner's insurance to stop the day after closing
- Gather funds for closing cost
- Attend settlement