

Establish A List For Where You Want To Go

If Your Home Sells Quickly

Know before you list your home for sale, where you'd like to go

Have a plan for your next home.

If you are purchasing a home, make an appointment with your bank to see what you can comfortably afford. Look at many options.

If you'd like to rent an apartment or house, choose where it will be and get to know the renter market. You may need to get on a waiting list for a complex. You may need to have the rental in place prior to the sale of your home.

Look into storage units

Think of an alternative for your animals in the event they have to stay with a friend or family for awhile.

Know Where you Want To Go

It's best not to list your home until you at least have a basic idea of what area you would want to live after your current home sells.

Have a couple places/towns in mind.

Then, if you have to sell your home in order to purchase, you can mind the sale of your home contingent on you finding a home in the area you have chosen. Hopefully that will make the process more efficient.

Get to know the commuting distances you need to stay within for work.

Know the school districts you'd like to stay within as well.

Get to know the area where you'd like to be. Spend some time there.

What If your House Doesn't Sell Quickly

In the event your home is not selling as quickly as you had hoped, you need to have considered this.

It's possible you could lose the potential purchase you had chosen if your purchase is contingent on the sale of your current home.

Discuss with your bank or mortgage broker whether you can purchase without the proceeds of your current home.

It's possible to renegotiate the Agreements you have in place with the current parties to work something out and change the timing to give your home more time to sell.

You will possibly need to be more flexible to obtain the new house you want.

If you are renting, that can make a set back a bit easier.

List to Prepare to Sell

When you decide to sell your property, its good to be prepared for the potential buyer.

- Go around the house —the interior and exterior —with an eye as if you were a buyer. Sometimes, it helps to take photos and review the.
- Make fixes on deferred maintenance that you can. Fresh paint , fix a broken window or kitchen cabinet, fix the walkway into the house, etc.
- Put away excess furniture and decorations
- Clean and organize the house—or hire a cleaning person.
- Trim, mow and tidy outside landscaping around your house
- Make a list of fixtures you may want to take with you. You want to be sure and disclose that you are taking these items early in the negotiations.
- Have a plan for your animals during showings as well as during the move once you sell.
- Have a plan for yourself to leave at the time of showings.
- Prepare the State Property Disclosures to have readily available
- Have copies of your property Deed, Plot Maps or survey.
- Mark you property bound corners if possible
- Make a list of major improvements and any unique attributes you have on the property
- Solar, Wind or Geo thermal or other systems that need special explanation, be prepared to give some direction to help the future buyer.
- Have a plan for yourself as far as timing and where you'll be going after your home sells.

