



Home Seller's **LESS-STRESS CHECKLIST.**

Selling a home and moving doesn't have to be stressful. With the right preparation and team on your side, you can have a smooth real estate transaction and relocation experience. Here are some important things to help make selling and moving easier.



BEFORE THE "FOR SALE" SIGN GOES UP

- Adding an HSASM Home Warranty with the Seller Coverage Option*** includes protection while your property is on the market so you don't have to sink more money into a home that you're leaving.
- De-clutter your home and garage.** Clean out storage areas, cabinets, and more. Also clear off counters and put away personal items throughout your home.
- Give your home a thorough cleaning.** Wash windows, clean ovens, shine floors, wipe baseboards, and make rooms sparkle. Have carpets, upholstery, and drapes professionally cleaned.

*Limited to a combined \$1,500 aggregate maximum during the listing period.

- Spruce up your home's exterior** by taking care of necessary maintenance to the trim, doors, gutters, and siding. Make sure exterior lights work and that your mailbox is clean.
- Give your lawn and landscape some TLC.** Prune trees and shrubbery, rake leaves and debris, and plant flowers. Schedule lawn maintenance while the home is for sale to keep the outside looking its best.
- Make any needed repairs** to leaky faucets and sticky doors, clogged drains, cracked weather stripping, torn window screens, or any other items that need correcting.
- Make a list of your home's best features for your real estate agent.** They'll appreciate having details to use in listing descriptions as well as to share with prospective buyers.

WHILE YOUR HOME IS ON THE MARKET

- Make arrangements** for child care and pet care during showings.
- Empty trash and garbage cans regularly,** and keep the house clean and organized in anticipation of being shown.
- Raise the shades and open curtains** every morning to let natural light in. Before showings, turn on overhead lights and lamps to make rooms look bright and cheery.

- To be on the safe side, **secure valuables, financial documents, and personal information.**
- Turn on vents and open windows** to clear out any lingering odors.
- Do laundry each day or two** instead of letting it stack up in your closets or laundry area.
- Leave the thermostat at a comfortable temperature** setting before you leave, or install a programmable thermostat that lets you control the temperature from your smartphone.
- If your home is on the market during a holiday, ask your real estate professional about decorating.** You may not want decorations to interfere with your home's best features.



AFTER YOUR HOME SELLS

- Set a closing date with your real estate professional and closing attorney.** Find out what documents, information, and funds you will need to provide.
- Gather quotes from different moving companies,** check references, and understand claims and liability parameters as outlined in the contracts.
- Arrange to shut off or transfer utilities** on your closing date, and discontinue or transfer phone, internet, cable, and satellite services.
- If home insurance coverage is separate from your mortgage,** talk to your agent to cancel or transfer coverage to your new home. Monitored home security systems should also be cancelled after closing.
- Gather packing and moving materials.** Start gathering unessential items, saving what you use every day for last. Mark each box with general contents and the room in which it belongs.
- If a home inspection is scheduled,** prepare the property by making sure that appliances, equipment, attics, basements, and crawl spaces are easily accessible.
- Complete a change-of-address form with the post office.** Notify your bank, credit card companies, insurance providers, schools, and contacts of your new address and move date.
- Collect door keys, garage door openers, and remote security devices for the new owners.** Write down security system alarm codes and information on how to change them.

NOTES

CONTACTS

Real Estate Professional:

Phone/Internet:

Movers:

Cable or Satellite Provider:

Closing Attorney:

Home Security:

Lender:

Home Insurance:

Utilities:

HSASM: 800-367-1448



CONTACT HSA TODAY!

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