



HOME SELLER'S CHECKLIST

Selling a home and moving can be stressful, so we've put together this checklist to help. From getting your home ready to sell, listing it, packing up, and moving into your new place, here are some suggestions to make it all go as smoothly as possible.



BEFORE THE "FOR SALE" SIGN GOES UP

- Adding an American Home Shield® home warranty with the Seller's Coverage Option*** helps protect your home while it's on the market by controlling costs and reducing the amount you have to invest in a property you're leaving.
- Declutter 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.
- 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.

*Subject to a \$2,000 cap for all trades during the listing period.

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 in natural light. Before showings, turn on overhead lights and lamps to make rooms look bright and cheery.
- Secure valuables, financial documents, and personal information** to be on the safe side.
- 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 canceled 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: _____

Movers: _____

Closing Attorney: _____

Lender: _____

Utilities: _____

Phone/Internet: _____

Cable/Satellite Provider: _____

Home Security: _____

Home Insurance: _____

American Home Shield: **800.776.4663**

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