

DOWNSIZE YOUR HOME NOT YOUR LIFESTYLE



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REALTOR®



Your STORY



One of the most exciting transitions in life can be when we finally have the opportunity to downsize our home. Downsizing usually helps reduce maintenance costs, cleaning and upkeep, but most importantly it allows us to finally enjoy our time by slowing down a little and enjoying life!

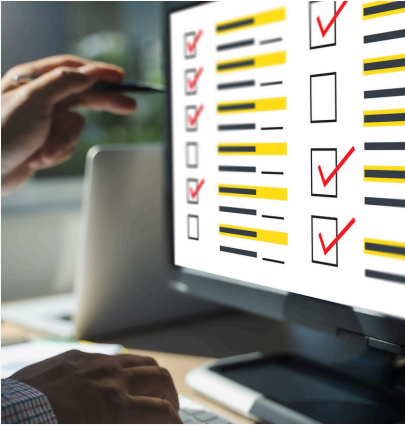
Tapping into why downsizing can be so important and freeing for you is the first step to begin this journey.

In this guide, I will layout things to consider and steps to take to successfully downsize your living space but not your lifestyle.

Reflect on why to downsize

6 Things to do before

DOWNSIZING



1

Assess your current and future needs

By evaluating your current situation and anticipating future needs, you should consider family size, health conditions, lifestyle considerations, and potential changes in near future. Determine what is working, what isn't and what could make life easier.



2

Creating a financial plan

Review your financial situation thoroughly. Perhaps even review with a financial advisor. Consider current budgetary restraints and overall goals. Finances to look over are mortgage payments, taxes, HOA, moving expenses and long-term maintenance costs.



3

Take an inventory and organize possessions

Sort through your items, determine if it would be making the move with you or not. Be fierce in your decisions on each item. Consider piles for donation, selling, trash and keep as you systematically move through your belongings. The ultimate goal is to declutter and make moving easier.

6 Things to do before

DOWNSIZING



4 Research housing options

Explore the various options available to you. Consider factors like location, size of property, amenities, community features, and affordability. Evaluate options such as condominiums, single family homes, patio homes, townhomes, retirement communities and apartments. Choose a REALTOR who has experience in all these areas and understands the differences.



5 Plan for emotional impact

Any move can have an emotional impact. Downsizing from a potentially long-time home can be quite hard for most. The best strategy is to be open and honest with yourself and your family on how this will feel. Talk about it and as you are organizing things, recall memories



6 Plan how saved funds will be utilized

Downsizing a yard and home can be huge maintenance cost savings. What will these funds you have saved go towards? Maybe a vacation, maybe a nice dinner out every month, or maybe into a retirement or savings account for a larger purchase down the road. Skies the limit here. But thinking about this and planning accordingly will help motivate you to stick with a plan and follow through

Home Sale Preparation STRATEGY

Now that downsizing seems manageable and exciting, here are 7 steps to follow

1 Find a trusted Real Estate Agent who specializes in helping seniors downsize and prepare for their next stages of life. Not all agents are created equal. I am that agent, one who has worked with seniors and understands the possibilities that lie ahead for you.



2 Depersonalize and simplify your home

Take ample time to depersonalize and simplify spaces in your home. Begin boxing up all your valuables and make the rooms feel bright and airy by taking out furniture and items. As your Agent, let's connect early to help identify what may need to go and what can stay. There may be some discussion on updates or refreshes that will help sell the home as well.

Life is full of opportunities!

Home Sale Preparation STRATEGY

3 Market analysis on your home

As your Agent, I will conduct a market analysis on your home to determine the optimal list price. This analysis will take into account size of home, location, recent properties that have sold with similar features and updates or unique features. My recommendation can help your home sell more quickly and appeal to more buyers.



4 Marketing strategy

I will develop a customized marketing strategy for listing your home and attracting potential buyers. Some key marketing features could include professional photography, professional staging, virtual tours, floorplans, open houses, targeted advertising to reach more buyers and local advertising. Marketing is very important to ensure you can sell your home for the most amount of money.

Change can be exciting!

Home Sale Preparation STRATEGY

5 Finding your next home

This is the exciting part. Finding where you want to live next takes careful consideration. I am willing to go the extra mile to help you navigate the options and scour the market for your needs.



6 Negotiations

It is my responsibility to guide you through offers as they come in. I will take the time to explain each offer, negotiate on your behalf to get the best price and terms from the potential buyer. I will also prepare you for any obstacles and explain the process in great detail.

Life is a journey!

Home Sale Preparation STRATEGY

7 Closing process

There are many moving parts to closing on a home or maybe even two simultaneously. As your trusted agent, I will help guide you through the processes including inspections, negotiating repairs, working with lenders, title companies, moving companies, appraisal process, etc. An agent with good communication is key to success for you and I look forward to beginning this process.



*Enjoy your next adventure
in your new home!*



COLDWELL BANKER
TOMLINSON



ABOUT ME

Born and raised in Colorado, my husband and I moved to Meridian with our two boys in 2016. We have thoroughly enjoyed the adventure that Idaho provides to us. In my down time, I enjoy being a volunteer at Legacy Corps and the Alzheimer's Association and watching my boys play hockey.

It is my personal goal for each client to feel a partnership with me, an open and honest relationship that not only thrives but lasts beyond the closing date. This can be a stressful time for many people, so ensuring my clients are comfortable with each step is of utmost importance. Regardless of your Real Estate goals, I promise to deliver knowledge, compassion, and loyalty. I provide a full service to every client by advising, advocating and negotiating on their behalf.

Every client has a story and I hope to be part of yours!

Still unsure where to begin or overwhelmed ? Don't hesitate to reach out! I offer a FREE 1 hour consultation to help you navigate the unknown!

Let me walk the journey with you!

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