

Our Proven Home Selling Timeline

Step One

Listing Consultation

After viewing your home, I will suggest recommended improvements, and present you with a Comparative Market Analysis. Together we will determine the best listing price, whether staging could benefit the home and when your home will go active on the market.

Step Two

Professional Photography

After your home is prepared and staged, we will have your home professionally photographed by a local real estate photographer. These photos will be used for the MLS listing, which means high-quality photos are a must.

Step Three

Our Marketing Plan

Your home will now be live on the MLS and viewable to potential buyers. We will use a strategic marketing plan to ensure maximum exposure. We will run social media ads, hold an open house, contact potential buyers, and commence our unique marketing plan specific to you.

Step Four

Showings

Be prepared for showings of your house as soon as it hits MLS. The first couple of days you may be overwhelmed by requests, but in the long end, it is worth it. Please try to accommodate showings whenever possible, you just never know which one will be your buyer!

Step Five

Receive an Offer

You will be notified when an offer is received. We will review all offers together and I will help you understand all the terms of the contract to decide if you would like to accept, reject or counter the offer.

Step Six

Inspections

The buyer will schedule any inspections during the time period negotiated in the contract. We will negotiate any repairs requested and coordinate those repairs as needed.

Step Seven

Appraisal

The mortgage lender will typically order an appraisal to determine the value of your home. I will educate you on your rights as a seller and will offer you alternative routes to take if the appraisal should go wrong.

Step Eight

The Closing

You will need to fulfill any closing obligations including: fixing agreed upon home repairs, submit disclosures, review closing costs, and move out. After you sign the documents, it's time to celebrate because the home sale is complete.

