

Foreclosures / Court-Ordered Sales (Sellers Calgary)

Quick start

- Confirm selling authority and required legal process (lender/receiver/executor/court).
- Document baseline condition (photos/video) before marketing.
- Establish access, safety, and security protocol.

A. Authority and compliance

- Confirm who signs offers/amendments and required forms/addendums.
- Confirm disclosure limits and approved marketing language.
- Confirm whether court approval is required and expected timelines.

B. Property security and risk

- Secure entrances/windows; manage keys and access log.
- Confirm utility status and communicate limitations transparently.
- Address immediate hazards if authorized (broken glass, exposed wiring, trip hazards).

C. Minimum prep that improves outcomes

- Basic cleanout/garbage removal; remove odours where feasible.
- Ensure safe access: snow removal, lighting, clear paths.
- Consider "health and safety" repairs only (not cosmetic) where permitted.

D. Offer handling

- Deposit requirements and irrevocable periods stated clearly.
- Consistent inspection/showing rules to reduce liability.
- Clarify "as-is" nature and repair exclusions in writing.

E. Closing coordination

- Coordinate keys/possession logistics and document condition at handover.
- Confirm tax/condo adjustments and arrears handling via legal counsel.
- Maintain security through possession.



THE EVOLUTION OF REALTY

100% REALTOR® Services | 100% MLS® Exposure | 2% Commission

JAYSHREE PATEL
REALTOR®

25 years Full time
Calgary Realtor®

WWW.JAYSHREEPATEL.CA
403 618 2017

Disclaimer

This checklist is general information only and not legal advice. Court-ordered, estate, and lender sales require specific legal steps and disclosures. Follow written instructions from the authorized party and obtain independent legal advice.