

For Downsizers

THE NEST RESET

Goal: To help clients downsize with ease by selling their current home and smoothly transitioning into a new, smaller one.

Step 1: "Let Go & Let Go!"

Clear the Clutter & Stage Your Home for Sale

- Declutter & Stage: Get rid of excess items that no longer serve you. Stage your home to appeal to buyers by making it look open and inviting.
- Professional Photos & Listing Prep: I'll help ensure your home's listing is top-notch with professional photos and a strong marketing strategy.

Step 2: "The Market Matchmaker"

Set a Competitive Listing Price

- Market Analysis: We'll assess the current market and price your home competitively to attract buyers fast.
- Set Up Open Houses & Showings: We'll organize showings and open houses to give your home maximum exposure.

Step 3: "Buy Your Cozy Retreat!"

Prepare to Find Your Next Home While Selling Your Current One

- Simultaneous Search & Sell: While your current home is on the market, we'll begin searching for your perfect new home, whether it's a smaller space or one with fewer maintenance needs.
- Home Search & Viewings: I'll schedule private showings for homes that fit your new lifestyle, ensuring you're ready to act when the right one appears.

Step 4: "The Smooth Transition"

Simultaneous Sale and Purchase

- Timeline Coordination: We'll carefully coordinate the timeline of selling your home and buying the new one. I'll help with contingency plans in case your sale closes before your purchase is ready, or vice versa.
 - Option 1: Sell First, Then Buy: If we sell your home first, we'll make sure you have temporary housing options or a closing date that fits your timeline.
 - Option 2: Buy First, Then Sell: If you find the perfect home before selling, I'll help you negotiate terms that allow you to buy first, or we may need to consider temporary financing.
- Closing Coordination: We'll ensure the closing dates for both transactions align smoothly so you can move into your new space without any overlap or downtime.

Step 5: "The Win-Win Close"

Closing & Moving

- Closing & Paperwork: I'll ensure all paperwork is in order for both the sale and purchase.
- Move-In Ready: We'll coordinate moving dates and help you with any logistics for a smooth, stress-free transition to your new home