SELLER CHECKLIST CLOSING PACKET

Buyer due diligence. Inspection to be completed
Negotiate repairs
Complete all negotiated repairs and provide all receipts of work
Set up closing time and day with closing coordinator
Cancellation or transfer utilities - discuss with Realtor
Change of Address
Receive and review final settlement statement and review numbers for closing
Closing - Bring keys, two forms of ID (Driver's license & Credit card), Garage door openers, etc
Notes:

Tips in General	Tips for Children	Tips for Pets
Save all receipts! Some of your moving expenses are tax deductible. Figure out how much your time, energy and mental health are worth – then consider hiring movers, house cleaners, carpet cleaners, so on. Moving is stressful enough without adding other tasks and projects. Don't be afraid to say "no" to social gatherings and meetings prior to and during your move. You can get caught up with your social life after you have settled into your new home. Look to the future as you decide what items to sell, give away, donate, throw, or recycle. By being future-oriented and moving only those items that fit into your future (plus a few items of sentimental value) you will lighten your load.	Do not put children, even teenagers, in charge of preparing, moving, or keeping track of pets. Remember that even though you have lived in a home for a few years, for a young child it is nearly a lifetime! Avoid moving during school. Ideally, move 1-3 months before a new school year begins Involve your children to communicate your expectations, goals, wants and needs. Show them the home you've purchased. If this cannot be done, ask for a video or photographs. Keep talking to them about what's going on. Young children and busy teenagers are not always paying attention when you tell them important information.	Do what you can to take your pet with you – he/she has bonded with you, beloved owner and is a part of the family. Purchase a sturdy pet carrier that your pet can't chew through. Keep an eye on your pet when he/she is in the pet carrier as some animals will hurt themselves trying to claw or chew their way out. The last thing you need is a trip to the veterinarian while you're trying to settle into your new home! Limit the amount of food that you feed your pet in case he/ she gets sick while moving. Always provide lots of water – especially in hot climates. Talk to your vet about prescribing a tranquilizer. He/She will ask for your pet's age, weight and state of health. You MUST give the tranquilizer to your pet about one hour before the excitement begins; otherwise, it won't work.

Tips in General	Tips for Children	Tips for Pets
Pack boxes to 50 pounds or less. Pack heavy items into their own smaller boxes and put lighter items into larger boxes. Do not pack all your books in one box! Don't move flammable, corrosive, explosive items such as paint, gasoline, ammunition.	Assure them that you won't forget their friends. Have a goodbye party where their friends autograph a t-shirt and write their addresses on index cards. Have your children hand out goodbye notes with their new address enclosed. Make a scrapbook of photographs of the old	After you arrive at your new home, put your pet in a bathroom and close the door so that he/she does not run away while your family or movers are going in and out of the house. Give your pet lots of attention during the first couple weeks of settling into your new home.
Place china in plastic bags and stack plates upright on their sides, not flat.	home, neighborhood, school, church, friends, family and going away parties.	Watch how much he/ she eats and keep an eye on his/her stools and urine. Quite often, the stress of
Label boxes that contain fragile items with large red lettering. Number the boxes and keep a list of what's in them and which room the	Give each of your children a notebook and an inexpensive camera so they can document the move – deputize them as "Family Reporters."	moving can affect your pet's immune system and cause a bladder infection, digestive problems, or even some form of dermatitis.
box goes into. Pack by room – do not combine items from different rooms into one box.	Do not throw, sell or give away their things. Let them decide what they want to get rid of.	Keep your pet indoors or in a fenced area more than usual in case he/she tries to run away and return back to your previous
Reinforce the bottom of boxes with heavier items for added strength.	Let them select and price home. the items they want to sell at a yard sale. Give them their own table for their goods and let them help	

at the cash table.

2 Months Before Moving	1 Month Before Moving	2 Weeks Before Moving
Reduce the number of items that need to be moved – throw, donate, give away, or sell. Create a portable file or binder with pockets for documenting your moving plans, saving receipts, storing estimates and quotes, writing down measurements and so on. Attach this checklist to the front cover. Decide whether to move, clean and make repairs yourself or hire professionals. Call three companies to get estimates. Gather or purchase boxes, packing materials, tape, large felt markers, scissors, bright colored labels, plastic sandwich bags (for small items), large plastic freezer bags, plastic grocery bags, a pocket knife and ropes.	Get enough traveler's checks for traveling and for the first couple weeks when you're getting settled. Contact your insurance agent to transfer coverage to your new address (life, health care, personal belongings, etc.). Make sure all coverage is in force while you are moving. Begin depleting canned and frozen foods. Go to your bank and find out what you need to do to transfer funds. Discuss branch options and arrange for check cashing in your new location. Remember that online accounts of Make arrangements for canceling or changing newspapers, lawn service, diaper service, pool service, day care, utilities, telephone, cable	Sign up for utilities, telephone and Internet service at your new home. Call friends and family and recruit for help. Have your yard sale. Close or transfer your bank accounts. Confirm travel arrangements. Check your medications to ensure that you have enough for the next 60 days. Confirm your new address with your: doctor, dentist, therapist, specialists, veterinarian, accountant, lawyer, financial advisor, broker, cable company, telephone, utilities, Internet service provider, bank, accountant, insurance companies credit card companies, magazines and newspaper, state and federal tax authorities, employers, co-workers,
	television, trash, gas, water, etc.	friends, family professional organizations school, college, alma mater church,

2 Months Befo	ore Moving	1 Month Before Moving	2 Weeks Before Moving
Make travel arrangements hotel, car rente mention that y bringing pets, case. Gather all of y medical, dente vehicle and instrecords in a se accessible pla owner's manu might need to computers, ho systems and o appliances. Do now in case yo order copies o documents. Purchase insur coverage for y Schedule the r rental truck.	al. Be sure to you are if that's the our legal, al, financial, surance afe and ace. Gather lals that you set up ome theatre complex o all of this ou need to of missing	File a forwarding address with your post office. Start packing the things you don't use, such as offseason clothes, decorations and so on. Get your vehicles tuned up. Send clothing, bedding, drapes to the dry cleaner. Back up important computer files. Plan your yard sale: labels, tables, a rod for clothes, money for making change. Get all your prescriptions refilled.	book store, video store, book club, real estate agent Clean your house, if necessary



