

What to Prepare for...

WHEN SELLING A HOME



SELLER'S REAL PROPERTY DISCLOSURE (SRPD)

At its simplest, the SRPD discloses all known problems with a property that might negatively impact its use or value, primarily in the form of needing restoration or repair, such as faulty pipes or water damage. The intent of the SRPD is to make the buyer aware of the condition of the property before purchase. You will need to complete an SRPD as soon as possible, preferably before going into contract, as this will need to be given to the buyer within the first few days after getting into contract.

HOME OWNERS ASSOCIATION (HOA)

If the property you are selling has a Home Owner's Association (HOA), then you will be required to pay up front for the resale package for the buyer, as well as the demand. The resale package will include the CC&Rs, bylaws, rules & regulations, and financial & legal information about the association. This will go to the buyer for review. The demand payoff is information needed by escrow in order to ensure all funds due to the HOA are collected for the property at closing.



PHOTOGRAPHY & VIDEOGRAPHY

We will arrange to have a professional photographer come out and photograph your home, and sometimes also do a video walkthrough. You will need to be sure your home is prepared, we will give you a list to help you with this.

UTILITIES TRANSFER

You will need to have service disconnected the day after the close of escrow date. If there is a delay you can call to adjust the end date. The buyer should be setting up service to start the day of closing, So to ensure a smooth transition make sure you set these up about a week in advance.

