

Home Seller

GUIDE



Jane Shebroe

Superior Value & Comfort

Table of

contents

03 - ABOUT US

10 - HOME SELLER ROAD-MAP

12 - REAL ESTATE TERMS

16 - DECIDING TO SELL

17 - FINDING AN AGENT

19 - PREPARING HOME FOR SALE

20 - PRICING STRATEGY

22 - UNDERSTAND FINANCES

24 - LISTING YOUR HOME

27 - CLEANING

30 - PROPERTY MARKETING

31 - SHOWING YOUR PROPERTY

32 - REVIEW OFFERS

35 - MASTERING THE NEGOTIATIONS

37 - INSPECTION

38 - APPRAISAL

39 - PREPARING FOR CLOSING

40 - FINAL WALKTHROUGH

42 - CLOSING DAY

47 - NOTES



Your Trusted Agent

Jane House Shebroe

Hello!

After 24 years in this vibrant real estate market, I have dedicated my career to helping clients navigate the often complex journey of buying and selling homes. My passion for real estate goes beyond transactions; it's about building relationships and helping people achieve their dreams.

If your home is a
“Superior Value & Comfort”
home...

Let buyers know it!

Jane House Shebroe

Broker and Founder of Superior Value & Comfort

Welcome Message

Welcome to the exciting journey of selling your property!

We understand that deciding to sell your property can stir up a whirlwind of emotions: the anticipation of moving on to a new phase in your life, the excitement of showcasing your property to potential buyers, the hope of finding the perfect match, and perhaps a touch of apprehension about the intricacies of the selling process.

That's precisely why we've crafted this comprehensive Home Seller's Guide just for you!

Our mission is to guide you through every step of this intricate process with clarity and ease. Our goal is not only to ensure a successful sale but also to make the experience enjoyable and stress-free for you. For us, this journey is more than just a transaction; it's about helping you achieve your selling objectives and transition smoothly to your next adventure.

As you embark on your real estate journey, it's important to know who you're partnering with. At Superior Value & Comfort, we believe that understanding our background, mission, and objectives is key to building a strong, trusting relationship with our clients.

A note from Jane

Hi there! I'm Jane Shebroe, an independent licensed Real Estate Broker; unaffiliated with NAR or any political organizations. I put my direct focus on client's individual needs, offering personalized full-service with the highest value and lowest cost.

Our mission

At Superior Value & Comfort, our mission is to empower and guide individuals and families in their real estate endeavors with unmatched professionalism and care.

The goals

At Superior Value & Comfort, our primary goal is to redefine the essence of exceptional real estate service. We are committed to ensuring every client's satisfaction by offering personalized, informed guidance throughout their real estate journey.

Superior Value & Comfort



Let's Sell

YOUR

*Superior Value &
Comfort*

HOME!

Our Services

At Superior Value & Comfort, we pride ourselves on offering a wide array of real estate services, each tailored to meet the diverse needs of our clients. Here's a closer look at some of our key offerings:

01

Market Analysis

We offer comprehensive market analysis for buyers and sellers, helping you understand current trends and property values.

02

Maximized Marketing Exposure

Maximum Marketing Exposure with Professional Photography & Videos. We put extra focus on targeting out of state buyers as well as locals.

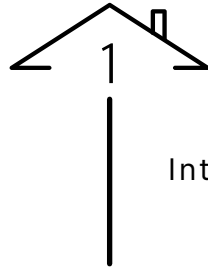
03

We Walk You Through Each Step & Beyond The Closing

There are many steps involved to complete a satisfying and most beneficial transaction where both buyers and sellers are mutually satisfied.

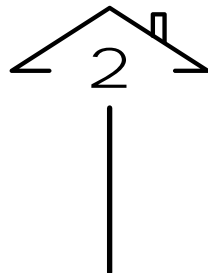
Home Seller's

Road Map



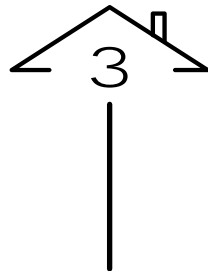
FIND A REAL ESTATE AGENT

Research real estate agents in your area
Interview Agents because online reviews can be fake
Make sure agent knows the market



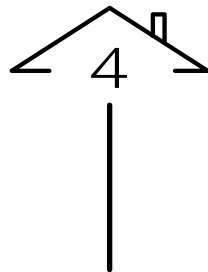
RENOVATE REPAIR STAGE

Define home repairs and fixes
Complete repairs with high return on investment
Ask the real estate agent about the fixes and repairs



DECIDE SELLING PRICE

Research recently sold properties in your neighbor
Ask your real estate agent about the market
View the Comparative Market Analysis report
Don't set a price higher than home value



GET PROFESSIONAL PHOTOS

Remove all superfluous items to create more space
Deep clean and declutter
Remove all family photographs
Remove all children and pet toys



LIST YOUR HOME

Go live on MLS, Zillow, Trulia etc.
Market your home online & offline
Prepare your home for showing day



561-714-0931



RealTerrific@gmail.com



www.RealTerrific.com

Jane House Shebroe

Home Seller's

Road Map



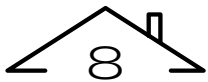
PREPARE YOUR HOME FOR SHOWING

Make beds, put all dishes away
Do laundry, sweep floors/vacuum carpets
Wipe down all countertops & sinks
Depersonalize your home



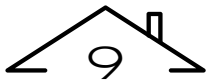
REVIEW AND NEGOTIATE OFFERS

Review all offers
Accept it or make a counter-offer or reject the offer
Look closely type or payment, deposit amount



PURCHASE AND SALE AGREEMENT

Sure about conditions that must be met for the sale to go through
Closing costs and who is responsible for paying
Conditions under which the contract can be terminated



APPRAISER AND INSPECTION

Before these parts, ask your agent or lawyer about your rights
Make sure you do everything in the sales agreement
After inspection report be prepared to negotiate price



SIGN AND CLOSE THE SALE

Buyer's final walkthrough
Signing final documents
Prep for closing
Make the sale official

Real Estate

terms

Appraisal

An evaluation of a property's value conducted by a licensed appraiser is typically for the benefit of the lender.

Broker

A person who has pursued education beyond the agent level, as required by **state laws, and has passed a broker's** license exam

Buyer's Agent

The real estate agent representing the buyer.

Closing

The final step in executing a real estate transaction. The closing date is set during the negotiation phase, and is usually several weeks after the offer is formally accepted

Closing Costs

These are fees paid at the closing of a real estate transaction. This point in time called the closing is when the title to the property is conveyed (transferred) to the buyer.

Commission

The compensation given to real estate professionals for their services. It's usually a percentage of the property's selling price

Comparative Market Analysis

A report that includes sales of homes in the area similar to yours. It is used to help determine a reasonable asking price

Contingency

A condition that must be met in order for a real estate contract to become binding

Counteroffer

An offer made in response to a previous offer, in which the terms of the original offer are changed

Deed

A legal document that grants the bearer a right or privilege, providing proof of ownership of real estate property

Jane House Shebroe

Your Broker

Real Estate

terms

Disclosure

A statement by a seller or broker **about a property's known defects.**

EMD

A deposit made by a buyer towards the down payment in evidence of good faith when the purchase agreement is signed.

Equity

The amount of the home actually "owned". It's the current market value of a home minus the outstanding mortgage balance

Escrow

Refers to a third-party service that's usually mandatory in a home-selling process. An escrow holds onto funds and distributes them accordingly to process a close on a home

Fair Market Value

The price that a buyer would probably pay and a seller would accept, both being willing parties.

For Sale By Owner (FSBO)

A property that's being sold without a real estate agent. The owner handles all aspects of the sale

Home Inspection

An examination of a real estate property's condition, usually performed by a professional home inspector.

Home Warranty:

A policy that covers the cost of maintaining household systems or appliances

Listing

A property listed for sale. The term "listing" also refers to the contract between the home seller and the real estate agent who will market the home.

Listing Agent

The real estate agent representing the seller

Mortgage

A loan to finance the purchase of a home, where the property serves as the lender's security for the loan

Jane House Shebroe

Your Broker



561-714-0931



www.RealTerrific.com

Real Estate

terms

Multiple Listing Service

MLS A tool that real estate brokers use to establish contractual offers of compensation and compile property data to share with other brokers.

Offer

The price that a buyer suggests they are willing to pay for a property.

Open House

An event during which potential buyers can tour a house that's for sale

Pre-approval letter

A letter from a lender indicating that a buyer qualifies for a mortgage of a specific amount

Real Estate Agent

A professional licensed to negotiate and conduct real estate transactions

Short Sale

A sale of real estate in which the proceeds from selling the property fall short of the balance of debts secured by liens against the property

Staging

The act of preparing and showcasing residential or commercial property for sale

Title Insurance

An insurance policy that protects the holder from financial loss sustained from defects in a title

Under Contract

A term used to describe a home that has an accepted offer but the sale has not yet been completed

Jane House Shebroe

Your Broker



561-714-0931



www.RealTerrific.com

let's turn your
dreams

Into Reality!



Deciding to sell

The decision to sell your home is a significant one, and it often involves more than just a financial transaction. It could mean saying goodbye to a place filled with memories or taking the next big step in your life's journey.

Timing

Timing plays a vital role in the real estate market. While homes can be sold at any time, certain seasons may prove more favorable. For instance, the spring season often sees increased activity as buyers look to move before the start of the new school year. Furthermore, understanding broader market conditions and economic trends can help you time your sale effectively.

Financial Implications

Before deciding to sell, take a comprehensive look at your financial situation. This includes understanding your equity in the home, potential selling costs, and your options for your next home. You'll need to consider agent commissions, home repairs, staging costs, and closing costs in your financial planning.

Future Plans

Are you planning to buy a new home after selling? Do you need to relocate for a job? Your future plans will significantly influence your decision to sell and your timing.

Market Conditions

I'll provide an in-depth analysis of the current real estate market conditions. This will include looking at comparable home sales (comps), recent sale prices, and the average length of time homes stay on the market. We will also consider broader economic factors such as interest rates, employment rates, and economic forecasts that could influence buyer behavior.



How to find a right

Agent?

Determine Your Needs

Before you start searching for a real estate agent, take the time to understand what you're looking for in a home or what you want out of selling your current home. Are you looking for a quick sale, or do you have a specific location in mind for your next home? Understanding your goals will help you articulate your needs to a potential agent.

Ask for Recommendations

Start by asking friends, family, and colleagues for agent recommendations. People you trust may have used an agent they loved. Be sure to ask why they liked their agent.

Do Your Research

Don't trust all online reviews on real estate agents. Check out their professional profiles and websites and quality of marketing previous homes. Look for agents who are active in your target neighborhood and price range.

Interview Potential Agents

Once you've found several potential agents, arrange a face-to-face meeting with each. During these interviews, assess their knowledge, experience, demeanor, and understanding of your needs. A good agent will be happy to answer your questions and will ask about your preferences and goals.

Beware of part time agents that fail to tell you that they hold a full time job elsewhere and they will be unreachable from 9 to 5. **If you can't reach them buyers can't either.**

Jane House Shebroe

Your Broker



561-714-0931



www.RealTerrific.com

Ask your

Agent.....

How long have you been working in real estate?

Is This Your Full Time Career or Part Time Job?

Are you familiar with the area where I want to sell?

How often will we communicate, and what method?

Can you provide references from past clients?

How do you handle multiple offers?

What separates you from other real estate agents?

What is your marketing strategy for my home?

How do you price a home?

What's your strategy to get me the best price?

Preparing Your Home for Sale

First Impression

First impressions are everything when selling your home. A well-presented property can be the difference between a quick sale at a good price, and your home sitting on the market for weeks or even months. Here's how you can prepare your home to attract potential buyers:

Deep Cleaning: A clean home is an inviting one. A deep clean not only enhances the appearance but also signals to buyers that the property has been well-maintained.

Decluttering: Clutter-free spaces make rooms appear larger and more appealing. Consider temporarily storing excess belongings off-site.

Staging: Staging involves arranging furniture and decor to showcase your home's best features. While professional staging can be worth the investment, even minor adjustments can make a significant impact.

Neutralizing: Consider "depersonalizing" your home to help potential buyers envision themselves living there. This might mean painting over brightly colored walls or removing family photos.



Repairs and Improvements: Address any necessary repairs to avoid potential buyers being deterred. Certain improvements, such as applying a fresh coat of paint, can also significantly enhance your home's appeal.

Curb Appeal: Don't underestimate the importance of the exterior. Landscaping, a fresh coat of paint, and clean gutters can all contribute to a positive first impression.

Pricing Strategy

A photograph of a bathroom with light blue walls and white fixtures. On the left is a white clawfoot bathtub. In the center and right are two white pedestal sinks with chrome faucets. A large mirror is mounted on the wall above the sinks, reflecting the room. A black scale is on the floor between the sinks. A black stool is partially visible in the bottom left corner. The text 'Pricing Strategy' is overlaid in the center in a large, black, sans-serif font.

Setting the right

Price

One of the most critical aspects of selling your home is determining the right asking price. Pricing your home correctly from the start can make the difference between a swift, lucrative sale and a drawn-out process with multiple price reductions.



Home's Unique Features

While the CMA provides a base, we'll also consider the unique aspects of your home. Upgrades, additional features like a pool or a large garden, and the overall condition can add value.

Market Trends

Broader market trends can impact your home's price. For instance, low mortgage rates can lead to increased buying power, potentially allowing for a higher asking price.

Remember, setting the right price is both an art and a science. It's about understanding the data behind recent sales while also factoring in the unique qualities of your home. As your real estate agent, my role is to guide you in setting a price that meets your objectives, backed by a deep understanding of the market.

Understanding the Market

The real estate market is driven by supply and demand, which varies by location, season, and economic climate. As your agent, I will help you understand the current market conditions and how they should influence your pricing strategy.

Comparative Market Analysis (CMA)

A Comparative Market Analysis (CMA) examines the prices at which similar properties in the same area have recently sold. The CMA is the best indicator of what buyers are willing to pay for a home like yours.



Understanding Seller

When selling your home, it's crucial to fully understand the financial implications involved. Your net proceeds from the sale will be the selling price minus any outstanding mortgage balance, closing costs, and other expenses.

Agent Commissions: *Real estate agent commissions are typically the largest selling cost. The standard commission is usually about 5% of the sale price, which is split between the buyer's and seller's agents. A good experienced agent will maximize marketing to maximize the sale price to compensate for this expense.*

Home Repairs or Improvements: *You might choose to invest in certain repairs or improvements to increase your home's appeal. These costs should be factored into your budget.*

Closing Costs: *As the seller, you're typically responsible for several closing costs, which can include a number of fees, such as transfer taxes, title insurance, escrow fees, and notary fees. Generally, you can expect these to total about 1-3% of the sale price.*

Finances



Staging:

If you decide to professionally stage your home, this will be an additional cost to consider. Staging can often help a home sell faster and for more money, but it's essential to weigh the potential return on investment.

If you would like to stage the home yourself, ask for my free home staging guide.

Let's list your

Property



Listing your

home

Listing your home effectively is a critical step in attracting the right buyers and getting the best price. Here are the key components of a successful listing:



High-quality photos and a virtual tour can make your home stand out online, where most buyers start their search. They showcase your home's best features and give potential buyers a sense of what it's like to live there.

The listing description should highlight the unique features and selling points of your home. It's not just about listing facts; it's about telling a story that makes potential buyers want to see your home in person.

The listing price should be competitive, based on the comparative market analysis (CMA), your home's unique features, and current market conditions.

You only get one debut on the market where 80% of all your showings typically happen in the first 60 on the "days on market" counter. Once past 60 days, buyers typically assume there is something wrong with the home and they tend to offer lower bids.

Once the listing is live, it's time to attract buyers. This might involve advertising on real estate websites, social media platforms, direct mail campaigns, open houses, or private showings.

Be prepared for inquiries and showings. Timely responses and flexibility in scheduling visits can make the difference in securing the right buyer.

Listing

your home



MLS Listing

Getting your home listed on the MLS is essential. This platform is used by real estate agents to find homes that match their buyers' criteria and also syndicates to numerous online real estate sites.

Market Timing

The timing of your listing can significantly impact your sale. Certain times of the year, or even specific days of the week, can generate more buyer interest. As your agent, I can provide advice on the best timing based on local market trends.

Home Inspection

Having a pre-listing home inspection can uncover any issues that might impede a sale. It offers the chance to address necessary repairs beforehand, allowing you to present potential buyers with a home in excellent condition.

Cleaning

Decluttering

Staging

These steps are essential for showcasing your home's strengths, creating a sense of spaciousness, and enabling potential buyers to envision themselves living in the space. They are crucial in distinguishing your home from the competition, potentially leading to faster sales and more competitive offers.



Let's Clean Your Home



Cleaning: An immaculate home speaks volumes about its upkeep. Begin with a thorough deep clean, paying extra attention to high-traffic areas such as the kitchen and bathrooms, as well as often overlooked spots like baseboards and light fixtures. For a truly pristine environment, consider hiring professional cleaners. This step helps ensure that potential buyers encounter a spotless, fresh-smelling home upon their visit.

Decluttering your Home

A cluttered space can detract from your home's features and make rooms appear smaller. Start by removing excess items from countertops, closets, and rooms. Less is more—the aim is to create an open, inviting space where potential buyers can envision their own belongings. Consider renting a storage unit for larger items that you're not ready to part with but that don't serve a purpose during showings.



Staging



Staging: Staging is the art of arranging furniture and decor to highlight your home's best features and potential. Professional stagers understand buyer psychology and market trends, making them invaluable assets. If professional staging isn't feasible, there are still plenty of ways to maximize your home's appeal:

- Arrange furniture to create a sense of space and flow in each room.*
- Use lighting to create a warm, welcoming atmosphere.*
- Add some neutral decor to make your home feel inviting without being overly personal.*

Each of these steps plays a crucial role in presenting your home in the best possible light. A clean, clutter-free, and strategically staged home can dramatically enhance its appeal to potential buyers, leading to faster sales and better offers.

Property

Marketing

Successfully selling your home involves a strategic approach to promotion, reaching potential buyers across a variety of mediums.

Here's how we'll market your property:

Online Advertising:

We'll list your property on popular real estate websites and use targeted social media campaigns to capture the attention of potential buyers.

Postcards and Flyers

We'll design and distribute attractive postcards and flyers that highlight the unique features of your home. These can be mailed directly to potential buyers or distributed at strategic locations.



Open Houses and Private Showings

Allowing potential buyers to experience your home firsthand can be a powerful selling tool. We'll coordinate these visits to fit with your schedule.

Yard Signs

A professional and eye-catching "For Sale" yard sign can attract passersby and spark interest in your home.

Billboards

In certain markets, billboards can be an effective way to reach a broader audience and generate buzz around your property.

Social Media Promotion

We'll create engaging posts and eye-catching graphics to reach potential buyers. Instagram's visually driven platform is ideal for showcasing your home's aesthetics.

Showing your

Property

Showing your home to potential buyers is a crucial part of the selling process. This is when buyers get to see and feel what it would be like to live in your home. Here's how we can make the most of this opportunity:

***Scheduling Showings:** We'll work together to schedule showings at times that are convenient for you, while also being considerate of when potential buyers are most likely to be available. This often includes evenings and weekends.*



OPEN HOUSES

Open Houses: Open houses can be an effective way to get a large number of potential buyers through your door. We'll plan these strategically to generate maximum interest.

PREPARING FOR SHOWINGS

Prior to each showing, we'll ensure your home is clean, tidy, and well-lit. It's often a good idea to vacate the property during showings, allowing potential buyers to comfortably explore and envision themselves living in the space.

PROVIDING PROPERTY DETAILS

During showings and open houses, we'll provide potential buyers with a fact sheet that details your home's key features, upgrades, and selling points.



Receive and Review

offers

Once we begin receiving offers on your property, it's important to carefully review each one to understand its merits and potential drawbacks. Here's what this process entails:

Understanding the Offer: *Each offer will include the proposed purchase price, financing details, closing date, contingencies, and any additional requests or conditions. It's crucial to understand all these elements before deciding how to respond.*

Evaluating the Offer: *Not all offers are created equal. A higher purchase price might be attractive, but the offer could also include contingencies or financing that is less secure. On the other hand, a slightly lower offer with fewer contingencies or a quicker closing date might be more appealing, depending on your circumstances.*



Receive and Review

offers

Once we begin receiving offers on your property, it's important to carefully review each one to understand its merits and potential drawbacks. Here's what this process entails:

Buyer Pre-qualification: Consider the buyer's pre-qualification status. Buyers who have been prequalified or pre-approved for a mortgage may be more likely to secure financing quickly and close the deal.

Reviewing Multiple Offers: If you receive multiple offers, we'll review each one carefully. Sometimes, it can be advantageous to counteroffer multiple potential buyers to create a bidding war.

Making Decisions: After reviewing each offer and considering all aspects, you'll need to decide whether to accept an offer, make a counteroffer, or reject the offer outright.

Negotiations: If you decide to counteroffer, we'll enter into negotiations with the buyer. This is a normal part of the process where both parties work to reach agreeable terms.

Each offer represents a potential sale, so it's crucial to review them carefully. As your real estate agent, I will guide you through this process, helping you understand the nuances of each offer and advising on the best course of action to reach your selling goals.





Art
of
Negotiations

Mastering Negotiations

Negotiating the sale of your home may feel like a high-stakes poker game, but there's no need for concern. With the right strategy and maintained composure, you can navigate this stage proficiently.

Understand the Dance

Negotiation is a two-way street. When you respond to an offer with a counteroffer, the potential buyer can accept it, counter it, or walk away. The back-and-forth can continue until you either land on agreeable terms or decide to part ways. Remember, it's a process!

Know Your Non-Negotiables

Before negotiations begin, identify what matters most to you in the deal. Is it the sale price? A firm closing date? The removal of certain contingencies? Defining your priorities upfront will give you a roadmap to follow during negotiations.

Keep Calm and Carry On

Selling your home can tug at your heartstrings. It's only natural - you've made memories here! But when it comes to negotiation, try to keep emotions in check and approach the process as you would any business transaction.



Mastering Negotiations

Negotiating the sale of your home may feel like a high-stakes poker game, but there's no need for concern. With the right strategy and maintained composure, you can navigate this stage proficiently.



Patience is a Virtue

Just as Rome wasn't built in a day, your negotiation likely won't conclude swiftly. Patience can be your greatest asset during this time. It helps prevent hasty decisions and enables you to wait for the best possible deal.

Use Your Secret Weapon

Having a seasoned agent during negotiations can prove invaluable. As an experienced market insider, your agent will champion your interests and provide counsel based on extensive industry expertise.

Play Nice

While it may seem obvious, it's crucial to maintain professionalism and respect toward potential buyers. Even if the process encounters setbacks, it's important to remember that everyone is aiming for the same outcome: a successful home sale.

Undergoing

After an offer on your home is accepted, it's time for one of the most critical stages in the home selling process—the home inspection. Don't worry; we've got you covered on what to expect.

Understand the Purpose: *Home inspections are designed to protect the buyer from any unforeseen issues with the property. The inspector will conduct a thorough examination of your home, looking for anything from structural problems to minor maintenance issues.*

Be Prepared: *Ensure your home is clean and accessible for the inspection. Clear away any clutter that might hinder the inspector's access to areas like the basement, attic, and electrical panels.*

Expect Some Findings: *No home is perfect, and inspectors are trained to find issues. It is entirely normal if the report comes back with a few (or several) items.*

the Inspection



Your Home's Value Revealed **Appraisal**

It's a moment of anticipation in the home-selling process: the appraisal! This key step provides a concrete figure for your home's value. Here's a brief rundown of what to expect:



The Basics

An appraiser, hired by the buyer's lender, will evaluate your home based on a variety of factors, including size, condition, and recent comparable sales, to determine your home's current market value.

Preparation

Just as you'd stage for a showing, ensure your home is clean and presentable for the appraisal. Highlight any recent upgrades or renovations you've made—they can add to your home's value.

The Outcome

The appraisal report will come in one of three ways: at value, above value, or below value. If it's at or above the contract price, great! If it's below, don't panic. We can negotiate with the buyer or contest the appraisal.

Know Your Options

Remember, if the appraisal comes in lower than the sale price, it's not the end of the road. You can reduce your price, or the buyer can bring more money to the table. Sometimes, a second appraisal might be an option.



Preparing for Closing

Final Countdown!

You've made it! The journey of selling your home is nearing its end, and closing day is almost here. But before that day arrives, there are a few crucial steps to prepare for. Here's what you need to know:



Understand the HUD-1 Settlement Statement: This document outlines all the costs for both the buyer and seller related to the closing. Review it carefully. As your real estate agent, I'll help ensure everything is correct and as expected.

Funds for Closing: If you owe any funds at closing, be prepared to provide these in the form required by the escrow company, typically via a cashier's check or wire transfer.

Gather Necessary Documents: Bring all necessary paperwork to the closing, such as identification, copies of pertinent contract documents, and keys to the property.

Last Look:

Final

Walkthrough

The final walkthrough is the last milestone before the finish line in your home-selling journey. Here's what to expect:

Purpose: The final walkthrough gives buyers the opportunity to verify that the home's condition remains unchanged since their last visit and to ensure that all agreed-upon repairs were completed.

Preparation: Ensure the home is clean and vacant, except for any items included in the sale. Documentation of completed repairs should be provided for the buyer's reference.

Timing: Typically, the final walkthrough occurs 24 hours before closing. This timing allows any issues to be addressed before the transaction is finalized.

Problem-Solving: If the buyer identifies new issues, don't panic. Solutions can range from negotiating a price reduction to addressing the issues before closing.



Dealing with Unforeseen

Issues

In the home-selling journey, surprises can and do occur, but don't fret. From sudden repairs to renegotiations, your real estate agent (yours truly) is equipped to handle these bumps in the road.



We'll work together to address issues swiftly, keeping your sale on track. Remember, a hurdle is just another opportunity for problem-solving and growth.

The Grand Finale!

Closing day

Congratulations! You've made it to the end of your home-selling journey: Closing Day. This is the day when ownership of your home officially transfers to the buyer. Here's a brief rundown:

The Closing Table: Closing usually takes place at the office of an escrow agent, closing agent, or title company unless a remote by-mail-closing was arranged.

Bring Necessary Items: Don't forget your photo ID and any other documents relevant to the sale. Be ready to hand over keys, garage remotes, and any other devices the new owners will need.

Review the Documents: You'll be signing a lot of legal documents, mainly the deed of the home, which transfers ownership to the buyer, and the closing statement, which itemizes the financial transactions enacted in the process.

The Final Farewell: Once all the documents are signed and payments are exchanged, you've officially sold your home!



closing DOCUMENTS

The necessary documents for closing on a home may vary depending on your specific situation and location, but here's a general list of documents you can expect during the closing process.

PROPERTY DEED

- A legal document that proves ownership of the property. Make sure you have the original or a certified copy

PROPERTY SURVEY

- A document showing the legal boundaries of the property, including any improvements or encroachments

TITLE INSURANCE POLICY

- This document protects the buyer and lender against any claims or disputes over the property's title

MORTGAGE PAYOFF STATEMENT

- A document from your mortgage lender that shows the outstanding balance of your mortgage and any fees associated with paying it off

TRANSFER TAX DECLARATIONS

- Documents required by local or state authorities for tax purposes when transferring ownership of the property

HOMEOWNERS ASSOCIATION (HOA) DOCUMENTS

- If applicable, provide the buyer with copies of HOA bylaws, rules, financial statements, and any other relevant documents

PROPERTY TAX STATEMENT

- A document showing the current property taxes and any unpaid amounts or liens



closing DOCUMENTS

The necessary documents for closing on a home may vary depending on your specific situation and location, but here's a general list of documents you can expect during the closing process.

UTILITY BILLS

- Provide copies of recent utility bills to help the buyer understand the costs associated with maintaining the property

HOME WARRANTY

- If offering a home warranty, provide the buyer with the warranty documentation and contact information for the warranty company

SELLER'S DISCLOSURE STATEMENT

- A legally required document in which you disclose any known issues or defects with the property

PEST INSPECTION REPORT

- If required by the buyer or their lender, provide a copy of the pest inspection report

CERTIFICATE OF OCCUPANCY OR COMPLIANCE

- If required by local laws, provide the buyer with the certificate that confirms the property meets local building codes

RECEIPTS FOR REPAIRS OR IMPROVEMENTS

- Provide the buyer with receipts for any repairs or improvements made to the property, especially those requested during the inspection process

FINAL WALKTHROUGH

- A list of items the buyer should review during the final walkthrough to ensure the property's condition has not changed since the initial inspection



Testimonials

Yelp Review from Judith W:

AS GOOD AS IT GETS IS CORRECT!!!!!!!!!!!!!! I cannot say enough good about Jane House Shebroe. We have dealt with Jane in 3 home sales/buying. She is truly the consummate professional! Jane is a listener. She has NEVER been pushy. She treats clients like they are family. Every sale/purchase we have had I can honestly say we placed our trust in her implicitly. She is very knowledgeable in real estate AND mortgaging. Rest assured Jane will ALWAYS have your best interest and "have your back."

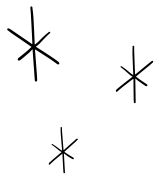
Yelp Review from Sarah R.

Jane helped us with our vacation home and everything went smoothly. She negotiates well, so we got a very fair deal. Having her represent us was like having the ability to be in two places at one time. We can always count on her to take care of everything when we can't be there.

Yelp Review from Jodi F.

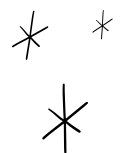
The BEST OF THE BEST!! Jane House Shebroe is the most knowledgeable, understanding and genuinely the best realtor, she cares, she listens and always has your best interest at heart.

Very knowledgeable in real estate and mortgaging, great negotiator and goes above and beyond to help with your needs! Yes, she ultimately is a professional and THE BEST OF THE BEST in the field!!



NOTES

A series of horizontal dotted lines spanning the width of the page, providing a template for writing notes.





Jane House Shebroe

YOUR TRUSTED
REAL ESTATE BROKER

Just a call or text away if you have questions®

Superior Value & Comfort

561-714-0931

