

A modern dining room interior featuring a long wooden table with black metal legs, surrounded by black chairs. A large, spherical, woven pendant light hangs above the table. In the background, there are large windows offering a view of a green landscape, and a dark kitchen area with a built-in oven is visible.

HOME SELLER *Checklist*



Home Seller Checklist

ABOUT ME



Growing up in Simcoe County and watching this area grow made the decision to raise my family and build my roots here a very easy one. After years in the sales industry, I realized my true passion was for Real Estate and my genuine love for helping people made the decision to change my career a natural choice. When I am not making homeownership dreams come true for my clients, I enjoy spending time with my family & friends and volunteering in my community making sure I never take either for granted.

Thank you for trusting me to support you alongside your real estate journey. I am honored to represent you and guide you through the buying process. My goal is to ensure that you are comfortable every step of the way.

Have questions? I'm always available to help! Shoot me a text or give me a call for the quickest response.

CELL

249.877.4045

EMAIL

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FACEBOOK

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LANGUAGES

English
French

WEBSITE

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Brokered by: Real Broker Ontario Ltd.

WHY WORK WITH ME?



Here's what you can expect when you work with me to buy or sell:

- Text, phone, DM, email -- however you want to connect, it'll be ME you get EVERY.SINGLE.TIME.
- As a buyer, lean on my experience in Simcoe County so you can enjoy the buying process and feel confident about your home buying decision.
- Long after you close, I'll be here to help you navigate life in your new home (or town!), answer questions, or grab a cup of coffee. New clients = new friends!*



Josee really cares and takes the time to really listen and fully understand your needs. Was prompt in answering my millions of questions and never made me feel silly for asking so many. Definitely has a passion for helping others any way she can and it shows through her personality and how she goes above and beyond in her work. I would highly recommend her to anyone and will definitely be telling all my friends and family to have her work for them.

CHRISSY CAMPBELL

Josee is amazing! She is thorough, extremely reliable and really knows her stuff. It's great to have someone we can trust that has our best interest at heart. She's always in our corner.

Thank you so much, Josee!

KATHRYN ABEL



THE SELLING PROCESS

STEP 1

Prepare your home for the market

- ✓ Meet with your agent
- ✓ Consider repairs
- ✓ Create a game plan
- ✓ Home prep checklist

STEP 2

Strategically market your home

- ✓ Determine the price
- ✓ Professional photo/video
- ✓ Execute marketing plan

STEP 3

Show your home

- ✓ Pre-showing checklist
- ✓ Negotiating offers

STEP 4

Sell it!

- ✓ Go under contract
- ✓ Pre-closing checklist

Preparing Your Home for the Market

Use this checklist to do a walk through of your home, room by room as if you are a buyer. Check off what needs to be done, and then check off once you complete. Consider having a home inspector come and see if anything needs to be repaired.

REPLACE OR REPAIR IF NEEDED

TO DO DONE

- | | | |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Light fixtures |
| <input type="checkbox"/> | <input type="checkbox"/> | Light bulbs |
| <input type="checkbox"/> | <input type="checkbox"/> | Worn/stained carpeting |
| <input type="checkbox"/> | <input type="checkbox"/> | Window glass |
| <input type="checkbox"/> | <input type="checkbox"/> | Kitchen appliances |
| <input type="checkbox"/> | <input type="checkbox"/> | Cabinets |
| <input type="checkbox"/> | <input type="checkbox"/> | Sinks and faucets |

TO DO DONE

- | | | |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | HVAC |
| <input type="checkbox"/> | <input type="checkbox"/> | Flooring |
| <input type="checkbox"/> | <input type="checkbox"/> | Paint walls where needed |
| <input type="checkbox"/> | <input type="checkbox"/> | Remove wallpaper |
| <input type="checkbox"/> | <input type="checkbox"/> | Flooring |
| <input type="checkbox"/> | <input type="checkbox"/> | Electrical panel |
| <input type="checkbox"/> | <input type="checkbox"/> | Smoke detectors |

KITCHEN

TO DO DONE

- | | | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Clean off counters and declutter |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean tile grout if needed |
| <input type="checkbox"/> | <input type="checkbox"/> | Thoroughly clean all appliances |
| <input type="checkbox"/> | <input type="checkbox"/> | Organize all drawers and pantries |
| <input type="checkbox"/> | <input type="checkbox"/> | Thoroughly clean floors |

BATHROOMS

TO DO DONE

- | | | |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Thoroughly clean all surfaces |
| <input type="checkbox"/> | <input type="checkbox"/> | Declutter countertops and drawers |
| <input type="checkbox"/> | <input type="checkbox"/> | Fold towels and stage decor |
| <input type="checkbox"/> | <input type="checkbox"/> | Remove any unnecessary items |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean or replace shower curtains |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean any moldy areas |



LIVING & DINING ROOM

TO DO DONE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Remove clutter & personal items |
| <input type="checkbox"/> | <input type="checkbox"/> | Stage with pillows and throws |
| <input type="checkbox"/> | <input type="checkbox"/> | Dust and clean all surfaces and fixtures |
| <input type="checkbox"/> | <input type="checkbox"/> | Keep all tables clear and decluttered |

EXTERIOR

TO DO DONE

- | | | |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Pressure wash any dirty concrete |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean or repaint front door |
| <input type="checkbox"/> | <input type="checkbox"/> | Repaint exterior and trim if needed |
| <input type="checkbox"/> | <input type="checkbox"/> | Wash windows inside and out |
| <input type="checkbox"/> | <input type="checkbox"/> | Sweep walkways and patios |
| <input type="checkbox"/> | <input type="checkbox"/> | Mow the lawn and trim shrubs |

BEDROOMS

TO DO DONE

- | | | |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Remove clutter & personal items |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean out and organize closets |
| <input type="checkbox"/> | <input type="checkbox"/> | Repair any damage in walls |
| <input type="checkbox"/> | <input type="checkbox"/> | Keep closets closed during showings |
| <input type="checkbox"/> | <input type="checkbox"/> | Make beds before any showings |

TO DO DONE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Yard is clean and maintained |
| <input type="checkbox"/> | <input type="checkbox"/> | Replace any rotten wood |
| <input type="checkbox"/> | <input type="checkbox"/> | Outdoor furniture staged and inviting |
| <input type="checkbox"/> | <input type="checkbox"/> | Pressure wash any dirty concrete |
| <input type="checkbox"/> | <input type="checkbox"/> | Fence is in good shape |
| <input type="checkbox"/> | <input type="checkbox"/> | Pool/spa is clean and in working condition |

SELLER(S) NAME(S): _____

PROPERTY ADDRESS: _____

**HOW WOULD YOU LIKE ME
TO COMMUNICATE WITH
YOU?**

☐ Phone ☐ Email ☐ Text

**Who shall we notify about
showing appointments?**

Name: _____

Phone: _____

Email: _____

Name: _____

Phone: _____

Email: _____

**How would you like us to
confirm appointments?**

☐

Leave a voicemail
and/or send email
and wait for your
permission

☐

Automatically give
permission once a
phone call or email
is sent

**SOME ITEMS TO HAVE
READY**

- ☐ Extra set of keys for lockbox
- ☐ Copy of Drivers Licence for Fintrac
- ☐ Land survey (if applicable)
- ☐ Most recent property tax bill
- ☐ Copies of rental contracts
- ☐ Photos of seasonal features
- ☐ Copies of permits/plans for renovations
- ☐ Receipts/warranties for recent improvements

**WHEN IS YOUR IDEAL
CLOSING DATE**

Date: _____

A FEW KEY DETAILS ABOUT YOUR HOME

Age of Furnace: _____ Type of wiring: Copper Aluminum Knob&Tube

Age of HVAC: _____ Type of plumbing: PVC ABS Steel

Age of Roof: _____ Electric panel: 60AMPS 100AMPS 200AMPS

WHAT WILL BE INCLUDED AND/OR
EXCLUDED IN THE SALE OF YOUR HOME?

Included/Excluded (check one)	Description and/or location of item(s) in home
Light Fixtures <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Window Coverings <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Fridge <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Microwave <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Range Hood <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Washing Machine <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Dryer <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Freezer <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Dishwasher <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Water Softener <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	

WHAT WILL BE INCLUDED AND/OR
EXCLUDED IN THE SALE OF YOUR HOME?

Included/Excluded (check one)	Description and/or location of item(s) in home
Central Vac System <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Garage Door Opener & Remotes <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
TV Wall Mount <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Projector & Screen <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Furnace & AC <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Humidifier <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Air Cleaner <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Hot Water Tank <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Pool/Hot Tub Equipment <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	
Storage Shed <input type="checkbox"/> Included <input type="checkbox"/> Excluded <input type="checkbox"/> N/A	

Tell Me What You Love About Your Home

WHAT ARE THE TOP REASONS YOU BOUGHT THIS HOME?

YOUR TOP TEN FAVOURITE FEATURES

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

Tell Me What You Love About Your Home

MAJOR UPGRADES, IMPROVEMENTS AND/OR RENOVATIONS		DATE
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

ANY ROUGH-INS NOT IN USE NOW BUT COULD BE IN THE FUTURE? IE: FIREPLACE, BATHROOM, ETC.
--

WHAT PART OF YOUR HOME DO YOU
SPEND MOST OF YOUR TIME AND WHY?
(MENTIONS IF CHANGES WITH SEASONS)

WHAT TECH DO YOU HAVE IN YOUR HOME
THAT WILL APEEAL TO BUYERS?
IE: SMART LOCKS, DIMMABLE SWITCHES ETC.

WHAT DO YOU CONSIDER THE HIGHLIGHTS
OF YOUR LOCAL COMMUNITY?
IE: PARKS, LOCAL SHOPS, SCHOOLS ETC.



Pre-Closing Checklist

Use this checklist to prepare for closing day.

- ☐ Ensure you've provided any additional paperwork requested prior to closing
- ☐ Gather your closing documents
- ☐ Officially change your address (see list on the next page's moving checklist)
- ☐ Cancel your home insurance
- ☐ Cancel utilities
- ☐ Clean thoroughly before the final walk through
- ☐ Gather keys and remotes to bring to closing
- ☐ Gather all of the manuals, warranties, and receipts for appliances
- ☐ Bring your license, your keys/remotes, and any final utility bills to closing



 [joseesavardbarrierealestate](https://www.instagram.com/joseesavardbarrierealestate)

Follow along on Instagram for all things Simcoe County, homeowner hacks, and the latest in real estate.

Thank you!

Thank you for trusting me with the sale of your property. I am honored to represent you and guide you through the process.

My goal is to ensure that you are comfortable every step of the way.

Have more questions? I'm always available to help! Shoot me a text or give me a call for the quickest response. Helping my clients sell their home for top dollar and with the most ease is what I am passionate about - I'm always here to answer your questions.

249-877-4045

- Josee Savard

Next Steps

✓ Sign listing agreement and property disclosures

✓ Determine list price

✓ Photographer and videographer come out for shoot

Disclaimer: This document is not intended to solicit buyers or sellers under contract with a brokerage