WAVE / ELITE REALTY PARTNERS

THE NATURE COAST COLLECTION

THE SELLER CHECKLIST

Preparing for your next chapter

PREPARED EXCLUSIVELY BY JT STITZEL · REALTOR®

A THOUGHTFUL GUIDE FOR YOUR NEXT MOVE ON FLORIDA'S NATURE COAST

SELLER CHECKLIST

Plan with confidence. Move with clarity.

01 PLAN YOUR SALE

- [ ] Discuss priorities, ideal timing and next housing plans with JT
- [ ] Review comparable sales and a thoughtful pricing strategy
- [ ] Gather survey, permits, warranties and association information
- [ ] Request mortgage payoff information and estimated sale expenses

02 PREPARE YOUR PROPERTY

- [ ] Address maintenance, safety issues and needed repairs
- [ ] Declutter, deep-clean and prepare each room for photography
- [ ] Refresh landscaping, exterior entry and curb appeal
- [ ] Plan showing access, pets and secure storage of valuables

YOUR NEXT STEP

Review the timing and next steps with JT as your plans develop.

JT STITZEL / REALTOR®

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SELLER CHECKLIST

The details that make the difference.

03 MARKET & REVIEW OFFERS

- [ ] Verify listing details and approve marketing materials
- [ ] Keep the home ready for scheduled showings
- [ ] Review offers, financing, contingencies and proposed closing dates
- [ ] Discuss inspections, appraisal and contract obligations with JT

04 PREPARE FOR THE HANDOFF

- [ ] Track contract deadlines and negotiated repair obligations
- [ ] Confirm moving arrangements and possession requirements
- [ ] Review closing documents and final settlement figures
- [ ] Leave agreed items, access devices and property instructions

YOUR NEXT STEP

Review the timing and next steps with JT as your plans develop.

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SELLER CHECKLIST

Your practical countdown and move-in / move-out timeline.

THE COUNTDOWN TO YOUR NEXT CHAPTER

6–8 WEEKS BEFORE

Set a moving budget; compare movers; declutter and donate; pack rarely used items.

4 WEEKS BEFORE

Book movers or a truck; arrange storage; pack nonessentials; plan address and utility changes.

2 WEEKS BEFORE

Confirm movers; pack most belongings; arrange pet/child care; review closing and possession terms.

1 WEEK BEFORE

Pack essentials and valuables; plan final cleaning; confirm utility dates and walkthrough access.

MOVING & CLOSING DAY

Remove agreed belongings; document meter readings; hand over keys and remotes as contracted.

AFTER THE MOVE

Confirm mail forwarding; close or transfer utilities; retain closing and moving records.

TIMING NOTE

These are suggested planning windows. Contract terms, lender requirements and possession dates control.

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SELLER CHECKLIST

A thoughtful finish to your real estate journey.

FINAL DETAILS

- [ ] Confirm agreed move-out condition and possession time
- [ ] Remove personal property unless otherwise agreed in writing
- [ ] Keep closing and payoff records for future reference
- [ ] Check Florida homestead status with the property appraiser if applicable

LET'S MAKE WAVES TOGETHER

Questions about your next move in Citrus, Marion or Hernando County? Reach out for guidance tailored to your goals.

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Educational planning resource only. Financing, legal, tax, insurance and contract questions should be confirmed with qualified professionals. Brokerage review recommended before distribution.

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