

Your "Moving On" Seller Checklist

Been in your Denver Metro home 10+ years? Whether you're downsizing, moving closer to family, or starting a new chapter, this checklist helps you plan a move that feels right, on your timeline.

1. Plan your next chapter

START HERE

- ☐ Decide what's next: a smaller home, a 55+ community, renting, or moving near family
- ☐ Choose a rough timeline that works for you
- ☐ Decide whether to buy first, sell first, or do both at once
- ☐ Ask a lender about options for buying before you sell
- ☐ Loop in family members you'd like involved

2. Know your numbers

BEFORE YOU LIST

- ☐ Get a market analysis of what your home is worth today
- ☐ Request your mortgage payoff amount, if any
- ☐ Estimate your net proceeds after closing costs
- ☐ Talk with your tax professional about your sale

Good to know: Many sellers can exclude up to \$250,000 of gain (\$500,000 for married couples filing jointly) on a primary home they've lived in 2 of the last 5 years. Confirm with your tax professional.

3. Downsize without the overwhelm

1 TO 3 MONTHS BEFORE LISTING

- ☐ Go one room at a time: keep, give to family, sell, or donate
- ☐ Measure your next home so you know what furniture will fit
- ☐ Consider an estate sale company or senior move manager
- ☐ Shred old papers and digitize photos you want to keep

4. Prepare your home

MAKE IT SHINE

- ☐ Fix safety items and obvious repairs first
- ☐ Skip big remodels unless they clearly pay off
- ☐ Gather records: roof age and any hail claims, sewer or radon work, permits, and improvements
- ☐ Collect HOA information, warranties, and appliance manuals
- ☐ Be ready to complete the Colorado Seller's Property Disclosure

5. List and sell

ON THE MARKET

- ☐ Deep clean and declutter before professional photos
- ☐ Make a showing plan for pets, medications, and valuables
- ☐ Compare offers on more than price: terms, timing, and loan strength
- ☐ Negotiate inspection requests calmly, with your goals in mind

6. Move and close

THE FINISH LINE

- ☐ Book movers early, especially in spring and summer
- ☐ Schedule utility shut-off or transfer for closing day
- ☐ Forward your mail and update your address
- ☐ Leave keys, garage openers, and manuals for the buyer
- ☐ Keep copies of all closing documents for taxes

Protect your money: Before receiving or sending any funds, confirm wiring instructions by phone with your title company at a number you already know.

Areas I serve

Central Denver: Downtown & LoDo · RiNo · Cherry Creek · Capitol Hill & Uptown · The Highlands · Washington Park & Platt Park

Suburbs: Aurora · Lakewood · Littleton · Centennial · Arvada · Westminster · Greenwood Village · Cherry Hills Village · Parker · Highlands Ranch · Castle Rock

General information only, not legal, tax, or lending advice. Programs, limits, and requirements change; confirm details with the right professional.