

The Jana Martin Group

Seller's Walk Through Plan

What to do now that we have a fully negotiated contract.

Smile, we are almost finished!

The Buyers and their agent will “walk-thru” your home the day before or the day of closing. Here is what they are inspecting:

1. General condition of the property.
2. Completed repairs contractually agreed upon by Sellers & Buyers: Please have bills that were paid as a direct result of these repairs in a conspicuous place.
3. Try to be moved out (or partially moved out, but must be completed before closing). Property should be clean, i.e. kitchen appliances as well as other areas, the day of the walk-thru.
4. Leave all instructional information in a conspicuous place, i.e. A/C heating system, alarm, sprinkler, appliances.
5. Electricity should be on in (Seller) your name until midnight of closing day.
6. To be or not to be: Sellers need not be present unless requested by agents, or Sellers have a complicated system that needs to be explained to the Buyers.
7. Bring all keys, garage door transmitters, and mailbox keys to closing. Tell the Buyers what day the trash is picked up.
8. Have you notified Post Office, newspaper, attorney, and Realtor of address change?
9. The Buyers select a time for closing. The place is the Buyer's attorney's office. Driver's Licenses are required at closing.
10. **LAST CHECK:** Walk around outside. Check for hoses, sprinklers – are you leaving them? Once you close, the home, the responsibilities of ownership are now the Buyers. You cannot return to “pick up something”.