

CHECKLIST



MOVE UP BUYER

How to navigate a double move

MOVE UP BUYER

checklist

STEP 1: Figure out if you HAVE to sell in order to buy - can you financially carry 2 mortgages at the price range you're buying in?

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STEP 2: Talk to your lender about your financing options. How can you get creative if needed to position you to navigate a double move more easily?

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IF YOU DO NEED TO SELL IN ORDER TO BUY NEW, SKIP TO PAGE 2. IF NOT, CONTINUE TO STEP 3

STEP 3: Schedule a *Move Up Buyer* Consultation to plan out your strategy (timelines, setting up your new home search & getting your house market ready.)

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STEP 4: Figure out how much your home is worth (with the help of your real estate agent) and what your estimated proceeds from the sale will be.

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STEP 5: Determine your budget for your new home and have your pre-approval ready to go.

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STEP 6: Set up your Dream Home search and start looking at homes - YAY!

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STEP 7: Start getting your house market ready so as soon as you find your new home, we can put your house on the market.

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YOU HAVE TO SELL IN ORDER TO *buy*

STEP 1: Decide if you are going to wait to start house hunting until after you close on your home and live somewhere temporary in-between.

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***WHAT YOU NEED TO KNOW WHEN NAVIGATING A DOUBLE MOVE:**

This will be challenging. Make sure you have a backup plan (or two) as in somewhere to go if needed in-between selling and buying. Consider temporary housing in-between (living with family or renting). *If you can be flexible, the process will go more smoothly and also allow you more negotiating power when searching for your new house.*

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You won't be able to make an offer on a new house until your current home is on the market (and under contract).

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STEP 2: Figure out how much your home is worth (with the help of your real estate agent) and what your estimated proceeds from the sale will be.

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STEP 3: Determine your budget for your new home (based on Step 2) and get a pre-approval from a lender (contingent on your home sale).

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STEP 4: Get your home market ready and listed for sale. A few tips: *Price it right from the start, have a home inspection prior to listing so you know if there are any major issues that could cause buyers to back out, stage your home, hire an agent who has digital marketing strategies as part of their listing plan. Negotiate a longer timeframe for contract to close.*

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STEP 5: Once you're under contract on your current home, It's time to start your new home search!

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MODERN AGENT



Niki

The difference between ordinary and extraordinary is that little extra. Working with me always includes "that little extra"! Bringing coffee orders to showings, donuts for the kiddos, having a modern approach that allows me to communicate efficiently, build relationships with other agents and find the right house for every buyer.

I am an open book and always sharing my best financial tips, expert moving tips, organizational tips to help make your move as smooth as possible and buy your home with confidence. These are just some of the unique touch points that are part of my client experience.

Every experience is slightly different because every client is different! I strive to continuously provide that "little extra" in every single transaction turned friendship. I want your home buying experience to not only be enjoyable but to be memorable and fun!
