Active Seller's Plan

So you've decided to sell your home with us!

Next Steps



BUSCHTEAM.CA
Real Estate Professionals

ROYAL LEPAGE
REALTY PLUS
INDEPENDENTLY OWNED AND OPERATED, BROKERAGE

Active Seller's Plan

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So you've decided to sell your home with us! Next steps...

Staging date 1: Consult:

6 hours of handyman services:

Staging date 2: Install:

Moving can be stressful, we like to ensure you dont have to think about it. Please be out of the home during the staging installation date.

Photos date:

Please leave all of your lights on, and curtains drawn. The photographers will not touch anything per new Covid protocols. We do not attend with the photographer and per their Covid protocols, nobody can be present at the home at the time of photos. We will send you the photos as soon as they are available, before the listing goes live.

List Date:

Bid/ offer day:

Pre-emptive/ bully offers:

A lockbox will be placed on your door tomorrow. Please let us know when the spare key is prepared.

Sign install: Sometime soon, with a coming soon notice on it.***

We will install a "For Sale" sign on your property. Do you have an irrigation system? If so, prior to the installation date, please mark the area where you would like the sign to be installed with a small flag or marker to prevent any potential damage to the system.

Please make two copies of your house key for our use and keep your original key. We will be installing a lockbox on your property. One copy of the key will be securely stored in our office for emergency use only. The other copy of the key will be placed in the lockbox. The lockbox will be used to allow agents showing the house access. If we are attending showings, the lockbox will ONLY be used by agents and photographers. After each showing the key will then be safely returned to the lockbox. If you are not comfortable with a lockbox being placed on your property, please be aware that we will need to make additional copies of your keys to ensure that each of our team members can access the house when attending a showing. We believe a lockbox is a better alternative to having numerous copies of your key in circulation.

***If applicable:** If this will likely be a winter/ Spring listing, It's a good idea to have photos of your yard/pool/gardens in the summer. Let us know ASAP if you have some (Hi-res preferred) if not, we'll arrange the outdoor pics with our professional photographer, if you're unsure just take some to keep on hand.

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Real Estate Professionals
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WHO'S WHO IN LUXURY REAL ESTATE
ROYAL LEPAGE RED DIAMOND AWARD 2021
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We will require your driver's license or passport (Photo ID) for FINTRAC identification. This is a legal requirement in real estate deals. If you are signing on behalf of a company or estate, we will need supporting documentation that validates that you have the authority to sign on their behalf.

PPE Package (hand sanitizer, Lysol wipes, protective shoe covers, COVID sign) will be dropped off to your home to further ensure "safe" showings.

Please prepare any regular bills, i.e. Taxes, and any rental contracts. **A survey** (only if you have one - otherwise we can obtain one from the city on your behalf)

Please provide us with a list of inclusions. Typically the standards are Appliances, Curtains/ window coverings, light fixtures, pool equipment.

Please provide us with anything you feel would need to be mentioned as exclusions (think fixed to the property) that you are not willing to part with. I.e. curtains, bathroom mirrors, bar fridges, electric fireplaces etc...Nest doorbells and thermostats, pool robots, etc

A digital brochure will be sent to you to review and approve. It will reflect your photo selections as well as any seasonal photos you supplied. If the resolution is not high enough, they may not be used as they wouldn't enhance your marketing.

You will receive a few emails in the coming days with **checklists/ how to's** on everything to do with your listing.

We're always just a call / text / email away so feel free to reach out at any time.

View the forms you will need to sign in plain english:
Agreement of purchase and sale
Confirmation Of Co-operation

Next Article:
What to Expect now that your home is listed

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