

Post Sale Guide

Moving In

What you need to know about moving in to your new home.



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Post Sale Guide

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Post Sale - Moving In (See Digital copy for Hyperlinks)

Please see our moving OUT checklist. We have a moving IN one which we will send once we buy a home, just some different things to think about. We have a great system you are on to receive everything imaginable with reminders for everything from canceling utilities to booking moving trucks. So expect to hear/ get more from us as we get closer to the date.

Hiring a Mover

Booking a mover toward the end of the month can prove difficult or expensive so be sure to book as far in advance as possible.

Moving is a super local business and everyone has a different experience. We suggest looking up local movers and looking for a 5 star review. Call and get 2-3 quotes

Hire an end to end moving experience:

<https://torontolife.com/real-estate/luxury-move-management/>

Store My Stuff

Book a Storage Unit:

On demand PODS delivery +1 855-706-4758

Smartstop self storage (289) 210-0232

Get a moving truck - Do it yourself

Booking a truck toward the end of the month can prove difficult as they are in high demand so make sure you book as far in advance as possible.

Uhaul (289) 326-0341

Penske (289) 812-7144

Discount (905) 828-1177

Budget (905) 855-6910

Enterprise (905) 844-6644



Scan this QR Code to access checklist [MOVING OUT](#)



Scan this QR Code to access our checklist [UPDATING UTILITIES](#)



Scan this QR Code to access our checklist [UPDATING DOCUMENTATION](#)



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We all know that Moving is hard work!

Not only have you spent a considerable amount of time finding a new place, you now have to pack up everything you own, put your boxes on a truck and unload it all in your new home.

The day has arrived. And although there's bound to be a bit of sadness about leaving your old home behind, there will be just as much excitement moving into your new one. Here are some tips for a smooth move: This must-follow list will make sure your moving day goes as smoothly as possible.

• Make small trips with the fragile items before moving day

Better be careful with those heirlooms! Instead of using up paper, why not wrap them in bedsheets, towels and clothing? That'll be one less thing to move and it's an eco-friendly solution! It's also a good idea to move plants ahead of time since they tend to take a lot of space in a truck and can't be piled up.

• Label your boxes

And only put things that belong together in the same box. When you pack, work room by room and clearly label the box with the room and the category (like "kitchen – pots & pans" or "office – supplies").

• Plan to have someone guiding the movers at both the new and old place

Once you've clearly labeled your boxes, this should be easy enough! When moving out, go through your "inventory" beforehand to make sure you don't forget anything behind and describe what you have to the movers. In the new place, simply let people know where the rooms are as your marked boxes are to go in the right room!

• Use small boxes for small and heavy items, and large boxes for bulky and light items

It's happened to all of us—you're helping a friend move and are stuck having to tackle a gigantic box. To your great dismay, the box is labeled "books". Don't be that person.

• Prepare for closing day

If anything is not working, you should reach out to your lawyer immediately to let them know it's not in working order, as is laid out in the offer. A few things to check for a smooth closing:

- Leave a note on the counter for new owners with all keys/ codes to garage doors ect (see sample)

- Run the HVAC (AC and furnace)

- Change the furnace filter.

- No debris/ garbage left

- Everything is there and working. I.E. Appliances. Run a load in dishwasher, and washer/ dryer.

- Paint cans and extra furnace filters (only if you have) in utility room (labelled if possible)

- Good clean



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Make a Plan

Think about the things you want to be packed together. Organize your possessions so that the cartons can be labeled with the contents and according to the room in which they will be placed in your new home.

(if applicable)

Remember to cancel with property manager +
Book elevators etc

- **Book your move now**

Tip: If you intend to move at the end of the month, contact a moving company or truck rental company well in advance. If you can move mid-week or mid-month, your moving company might cut you a deal.

For Moving in: Count on being out of your home between 2-4PM

- **Make sure you get competitive quotes from reliable moving companies**

Or, to save money, find out how much it would cost to hire a moving van yourself (And bribe your friends to help you)

- **On moving day, plan an easy meal like picking up some take-out**

Moving is stressful enough without having to cook.

- **Make a moving checklist that details a plan for things that need to be done weeks before you move all the way up to moving day itself**

- **Go by on closing day**

If anything is not working (which is quite rare), you should reach out to your lawyer immediately to let them know it's not in working order, as is laid out in the Offer.

We checked these items during our visits, and we asked the questions, so they should work, as nothing was disclosed about there being an issue, per the email we sent to you from them when we were preparing our offer.

- **There are a few critical things TO-DO when moving out/ day of closing :**

1. Make sure no garbage/recycling, and give it a good clean. Make sure to get the fridge too
2. Please leave the note on the counter for new you with all keys/ codes to garage doors, mailbox locations, etc
3. Ensure all appliances working
4. Count on closing between 12-5pm, so be out by 12. I always suggest moving out/ movers for the day before
5. DON'T WORRY you've got this!

Take ALL of your garbage/recycling with you too, please. This includes any old reno materials + paint. See the following page as a guide for getting rid of things



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After Closing

Picture this. You just closed and have the keys to your new dream home in hand. Now its time to unpack and organize.

BUT, there are a few critical things TO-DO when moving into your new home:

- 1. Deep clean and disinfect everything**
- 2. Replace the toilets/ toilet seats**
- 3. Change the locks or upgrade to a smart lock. Change the old owner's codes on garage doors ect**
- 4. Check all smoke and CO detectors for expiry.**
- 5. Buy and keep a fire extinguisher in the kitchen**
- 6. Professionally clean the wood burning fireplace/ Clean out the lint trap for the dryer/ Get an Air duct cleaning**
- 7. Set up reminders for seasonal items i.e. changing furnace filters**
- 8. Print our home seasonal home maintenance checklists to keep on hand**
- 9. Updating automated scheduling/ timers - furnace/ lights ect**

10. Here's how to order new carts should they not be there when you arrive at your new home:

Halton - Drop by pickup:

Located at 5400 Regional Road 25, Milton
[view map](#)

Open Monday to Saturday from 8:00 a.m. to 4:30 p.m. The HWMS is closed for all statutory holidays.

Peel:

Heres how to order new carts should they not be there when you arrive at your new home

<http://peelregion.ca/waste/collection-schedules#collection-moving>



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11. Get Waste reminders

Every city and municipality has a different waste collection schedule and follows different guidelines for what goes in the recycling, garbage or compost bin (if applicable). GarbageDay is a FREE app that helps you with all that and more.

We send weekly reminders for garbage, recycling, yard waste, and even Christmas tree collection day - and keep you updated with schedule changes. Need a new bin? We can help with that too! You also receive exclusive local and eco-friendly perks from our chosen partners that want to help you out.

Download the [GarbageDay](#) app to start receiving reminders via email, our app or both. Never miss a collection day!

When you move in make sure to:



Halton Homeowners can sign up for email notifications with the municipality Keeps you on cycle for holidays ect. Click below

<https://widgets.recollect.net/r/area/Halton/waste?locale=en#>

Peel Homeowners can sign up for email notifications with the municipality Click below

<https://peelregion.ca/waste/reminders/>



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DON'T:

- **Pack all your cleaning products in a box**

Because you're a nice person, you'll, of course, want to clean your old place before you leave! Keep some essentials like disinfecting spray, paper towels, bathroom cleaner, sponges, a mop and a broom handy for when the big job is done and you can tackle those pesky little corners.

- **Cram too much in a box**

- **Get in the movers' way when they're moving objects**

Simply direct them. You have the easy job!

- **Water your plants too close to the move**

Freshly watered plants are heavier and could drip all over your car. To avoid both issues, water your plants a maximum of 48 hours before the move. But don't forget to give them a little love once they're in the new place!

- **Pack Valuables**

DO NOT PACK watches, jewellery, money or important documents. Take these articles with you.

- **Worry!**

Just remember Rome wasn't built in a day! You've got this!

Follow these steps for a smooth and stress-free moving experience.

Ohhh, and don't buy any large ticket items between now and closing...if you are obtaining a mortgage. Unless you speak to the bank and have their approval.

We have 2 revisits to the home. Make sure that everything is as it was at the time we bought the home. By going through our [revisit checklist](#).

You might need contractors, insurance providers etc. We've got a list for that! [CLICK HERE](#) to see our preferred partners

Next Article:
[Updating my Utilities](#)



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