

Post Sale Guide

Moving Out

What you need to know about moving out of your home.



BUSCHTEAM.CA
Real Estate Professionals

ROYAL LEPAGE
REALTY PLUS
INDEPENDENTLY OWNED AND OPERATED, BROKERAGE

Post Sale Guide

Table of Contents



1/5

Congratulations on the Purchase/Sale



2/5

Moving Out
(Current Article)



3/5

Moving In



4/5

Updating Utilities



5/5

Updating Documentation



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

Matthew Busch ©2022

Post Sale - Moving Out (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 IN](#)



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



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



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

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



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

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.

- **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**

You don't have to worry about burnt out lightbulbs, or nail holes in walls. Just picture if you were the buyer how you would expect to get the home.

Count on being out of your home by 12PM - On closing day I always like to recommend that you plan on movers/ moving out the day before as you will not know at exactly what time the deal will close, the buyer would expect that you're not in the home at the time it closes. Usually you will get the call from the lawyer that the deal has closed between 2-4p

- **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



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

Get Rid of It

• Toss My Junk

Holy moly, you have a lot of stuff!

While we can't come to your place and liquidate your unwanted goods with a cartoon pulverizer (that's for a future version of MoveSnap), we can definitely help you get your junk in the right trunk.

• Junk Removal

For high-volume junk clearance, your best bet is to hire the pros. With MoveSnap, you can receive \$35 off Junk Removal from 1-800-GotJunk, the world's largest junk removal service. [Click Here](#) see if it's available for your postal code. If it's not available, please reach out to the concierge team. They'll be happy to find options in your area.

• Garbage Collection

First, let's sort through your garbage and figure out what you can and can't leave by the curb. Click on your region for local disposal details.

[Halton Region](#)

[Peel Region](#)

[Toronto](#)

• Recycle My Electronics

See that box of old devices and orphan cables? Now is the time to accept that you will never use any of these things again. Be kind and please dispose of them responsibly. We recommend visiting [RecycleMyElectronics.ca](https://www.RecycleMyElectronics.ca) to learn where you can deposit your unwanted technology close to home. Their interactive map also lists locations that run drop-off events.

• Donate My Goods

The best way to handle the guilt of over-accumulation is to do good with your unwanted goods. This is the win-win of moving. When you donate your items to charity, you give your stuff a new home and help those in need. [Donating items and decluttering](#)



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

Matthew Busch ©2022

Sell My Things

It won't shave your mortgage down, but selling your stuff can help you put a dent in your moving budget. Plus, it guarantees premium toppings on your Move Day pizza. We've compiled a list of easy ways to make a quick buck.

• Online Marketplaces

[Kijiji](#) is a national platform with loads of web traffic, which makes it the best place to unload your general items.

If you're looking to keep it in the community, [Facebook](#) is the place.

Before you start listing ads, make sure your items are ready for their close-up. Take multiple high-resolution shots in proper lighting of whatever you're trying to sell. A clear, attractive image will go a long way toward getting you the price you want.

• Kids' Clothing

[Once Upon a Child](#) is a fantastic place to sell your children's gently used, good quality threads. With locations across Canada, check for your nearest location. Just be careful when you walk in, because you may walk out with a pile of new items that completely defeat the original purpose of your task.

• Designer Clothing

If you're positive you now hate shoulder pads, and they're attached to a very expensive blazer, the least you can do is get top dollar on your investment. Places like [Poshmark](#) deal exclusively in high-end consignment. For more local options, however, you now know the concierge drill.

• Sports Equipment

[Play It Again](#) will gladly relieve you of your moral burden while offering you good value for your old golf clubs, which you can then use to buy an annual gym membership you'll use for the month of January.

• Furniture

Fresh home, fresh start. That means sending your old dorm room IKEA furniture off to its next life on a Viking funeral pyre. Well, don't actually do that; just honour it with a full medieval state funeral in your mind then try to sell it for cash.

If you literally have IKEA furniture, many locations will now buy it back from you and re-sell it in their stores. Check [here](#) to see if your couch named Sven is eligible for resale.

Local consignment stores can also help you complete this task. Many of them will have an online showroom to facilitate the sales process quickly.



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224

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 if you've bought a home: 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

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

You may want to leave your purchaser a letter similar to this one. It's a nice touch.

[Our sellers - prep a note for your buyer](#)

Next Article:
[Moving In](#)



BUSCHTEAM.CA
Real Estate Professionals



info@buschteam.ca
905.845.2224