

# Home Seller Checklist

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## Before Listing

- ☐ Meet with your agent to discuss timing, goals, and a pricing strategy.
- ☐ Gather documents: HOA information, utility averages, warranties, and recent improvements.
- ☐ Complete small repairs and touch-ups; consider a pre-listing inspection.
- ☐ Declutter, deep clean, and depersonalize main living spaces.

## Listing & Showings

- ☐ Schedule professional photos once the home is show-ready.
- ☐ Complete the seller property disclosure form required in Idaho.
- ☐ Keep the home tidy and plan where pets will go during showings.
- ☐ Review showing feedback with your agent.

## Offers & Contract

- ☐ Compare offers on price, terms, contingencies, and timing.
- ☐ Track all contract deadlines with your agent.
- ☐ Prepare for the buyer's inspection and appraisal appointments.
- ☐ Discuss any repair requests and negotiate a response.

## Closing & Moving Out

- ☐ Schedule movers and transfer or cancel utilities for closing day.
- ☐ Leave manuals, garage openers, and keys for the new owners.
- ☐ Review your settlement statement with the title company.
- ☐ Leave the home clean and ready for the final walk-through.

### Disclaimer

This information is for general educational purposes only and is not financial, legal, or tax advice. Please consult the appropriate licensed professional for guidance specific to your situation.