

■ ■ HOME SELLER CHECKLIST

Your Step-by-Step Guide to Selling Your Utah Home for Top Dollar

STEP 1 — PREPARE TO SELL

- Meet with Dr. Haws for a free home valuation
- Review comparable sales in your neighborhood
- Set a realistic listing price strategy
- Understand your net proceeds after costs
- Choose your ideal closing timeline

STEP 2 — PREP YOUR HOME

- Declutter every room & rent a storage unit if needed
- Deep clean entire home (inside & out)
- Make minor repairs (leaky faucets, paint touch-ups)
- Boost curb appeal (lawn, flowers, front door)
- Consider professional staging consultation

STEP 3 — MARKET YOUR HOME

- Professional photography & video walkthrough
- 3D virtual tour for online listings
- MLS listing goes live on all major platforms
- Social media marketing campaign
- Open house scheduling & private showings

STEP 4 — REVIEW OFFERS

- Review all offers with Dr. Haws
- Evaluate price, terms, contingencies & closing date
- Counter-offer or accept the best offer
- Collect earnest money from buyer
- Sign purchase agreement

STEP 5 — UNDER CONTRACT

- Allow buyer's home inspection
- Negotiate repairs or credits if requested
- Complete any agreed-upon repairs
- Cooperate with buyer's appraisal
- Respond to all lender requests promptly

STEP 6 — PREPARE TO CLOSE

- Continue making mortgage payments until closing
- Do NOT make major changes to the property
- Gather all appliance manuals & warranties
- Collect HOA documents if applicable
- Review final closing disclosure with Dr. Haws

STEP 7 — CLOSING DAY

- Complete final walk-through with buyer
- Bring valid government-issued photo ID
- Sign all closing documents
- Hand over all keys, garage openers & codes
- Receive your sale proceeds — Congratulations! ■

BONUS — AFTER CLOSING

- Cancel homeowner's insurance after closing
- Forward mail to your new address
- Keep closing documents for tax purposes
- Notify HOA of ownership change
- Leave Dr. Haws a Google review ■■■■■■

■ Get your FREE Home Value Estimate at DrHaws.Homes | Call Dr. Haws: 801-915-4315