ALLISON DEAL

The Seller's Moving Checklist

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your move, made clear

From the day you decide to sell to your first week in the new home — every step, in order. Print it, check boxes as you go, and keep it with your House File.

8+ WEEKS OUT

Before you list — Decide, Declutter & Detach

- [ ] Walk your home like a buyer. Go out the front door, come back in, and note every repair, scuff, and “we'll get to it” you've stopped seeing. Buyers see it all in the first 60 seconds — and in the listing photos forever.
- [ ] Declutter room by room: keep, donate, sell, toss. Start with closets, the garage, and storage areas — buyers open all of them. Half-empty closets and a tidy garage read as “plenty of storage.” Packed ones do the opposite.
- [ ] Depersonalize. Pack family photos, kids' artwork, collections, and anything highly personal. Buyers need to picture their life here, not yours. Bonus: your most treasured things are already safely packed.
- [ ] Pre-pack out-of-season and rarely used items. Holiday décor, off-season clothes, the good china, extra small appliances off the counters.
- [ ] Decide what's not moving with you. Measure your new space (or get its measurements) and list furniture that won't fit — sell or donate it now, not on moving week.
- [ ] Get 2–3 quotes from movers — or reserve a truck. Ask about insurance, stairs, and heavy items. Good movers book out weeks ahead, especially at month-end.
- [ ] Start a “House File” binder or folder. You'll fill it all sale long: disclosures, manuals, warranties, receipts, HOA documents, survey, and permits. Nearly all of it goes to the buyer at closing — gather it once, now.
- [ ] Tell family, friends, and helpers your timeline. Line up packing help, a place for pets on showing and moving days, and childcare if you need it.

6–4 WEEKS OUT

Prep & list — Repairs, Staging & Show-Ready

- [ ] Knock out the repair list. Leaky faucets, running toilets, sticky doors, cracked switch plates, burnt-out bulbs, squeaks, and nail holes. A $15 fix left undone makes buyers wonder what else was skipped.
- [ ] Touch up paint — or repaint bold rooms neutral. Fill, sand, and match where you can; fresh neutral paint is the cheapest “renovation” there is.
- [ ] Deep clean top to bottom. Windows inside and out, baseboards, ceiling fans, vents, grout, appliances (including inside the oven and fridge), and carpets.
- [ ] Boost curb appeal. Mow and edge, mulch, trim shrubs, sweep the entry, clean the front door, add a fresh welcome mat and a pot of color. The front-door photo is the one that gets the click.
- [ ] Stage each room for one clear purpose. Remove extra furniture, clear counters to near-empty, make beds crisply, set out fresh towels. If you're listing with Allison, ask about staging guidance before photos — small changes photograph big.
- [ ] Complete your seller's disclosures honestly and early. Note known issues, past water, repairs, and updates with dates — and add receipts to the House File.
- [ ] Service the big systems if they're due. Furnace/AC tune-up, septic pumping or well testing if your property has them — keep the paperwork for the buyer.
- [ ] Build a “showing kit.” A laundry basket or bin for the quick tidy-up: clutter, mail, pet items, toiletries — grab it and go when a showing is booked. Most showings come with short notice. A 10-minute routine beats a panic.
- [ ] Plan where you'll go during showings and open houses — and where pets will be. A neighbor, a park, a drive: decide now, not from the driveway.
- [ ] Keep packing non-essentials in labeled boxes — room + contents on two sides, and stack them neatly in one garage corner or storage area.

UNDER CONTRACT · ~4–3 WEEKS OUT

Inspection, Appraisal & Serious Packing

- [ ] Make access easy for the inspection and appraisal. Unlock attic, crawl space, electrical panel, water heater, and outbuildings; move boxes away from systems and walls. Inspectors who can't reach it will note it — and appraisers photograph everything.
- [ ] Handle agreed inspection repairs with licensed pros where required — and keep every invoice and receipt for the buyer's file.
- [ ] Confirm your movers (or truck) in writing — date, arrival window, address, and what's included. Ask about your closing date: build in a buffer if possession timing is tight.
- [ ] Order boxes and supplies if you haven't: boxes in 3 sizes, packing paper, tape, markers, furniture pads, mattress bags, and a few clear bins for first-day items.
- [ ] Pack one room at a time, least-used first. Guest room, dining room, basement storage — then work toward the kitchen last.
- [ ] Photograph electronics setups before unplugging, and bag remotes, cords, and hardware with their item. Tape furniture screws to the furniture.
- [ ] Use up, give away, or plan to toss perishables and pantry extras. Movers won't take open food, aerosols, paint, or flammables — plan their disposal now.
- [ ] Arrange time off and closing-day logistics. Confirm who signs, photo IDs, and how you'll receive proceeds — ask your title company what to bring.
- [ ] Notify your homeowner's insurance of the sale and move — coordinate end/start dates so you're never uncovered on either home.

2 WEEKS OUT

Change the Address, Move the Services

- [ ] File your USPS change of address — effective for your move date — and start a list of everyone who still mails the old address.
- [ ] Update your address with: driver's license / state ID, voter registration, banks and cards, subscriptions, pharmacy, doctors and vet, employers, and insurance.
- [ ] Schedule utility transfers for CLOSING day, not moving day. Electric, gas, water/sewer, trash, and internet at the old home stay in your name through closing unless your contract says otherwise. A frozen pipe or a dark, cold house at the buyer's final walk-through can delay closing. Ask Allison or your title company if you're unsure of the date.
- [ ] Set up utilities and internet at your new home to start the day before you arrive, where the provider allows it.
- [ ] Cancel or move seller-only services: lawn care, snow removal, cleaning service, pest control, security/alarm (ask the buyer if they want to assume it), and HOA auto-payments after closing.
- [ ] Finish packing everything except daily essentials. Keep out: a week of clothes, toiletries, medications, phone chargers, basic kitchen items, and cleaning supplies.
- [ ] Assemble the “Leave Behind” envelope (see the list below): manuals, warranties, remotes, keys, codes, and paint colors — ready for closing.
- [ ] Back up computers and phones, and keep important documents — closing paperwork, IDs, the House File originals — with you, not in a moving box.
- [ ] Empty and defrost the freezer a few days ahead if it's moving with you; eat down the fridge.

FINAL WEEK

Empty It, Clean It, Leave It Proud

- [ ] Review your closing statement as soon as it arrives. Check the sale price, payoffs, taxes, and fees line by line — questions go to your title company and Allison right away, not at the table.
- [ ] Remove EVERYTHING that isn't staying. Attic, crawl space, garage rafters, shed, under-deck storage, and the top shelves of every closet. “I didn't know it was up there” is the #1 cause of closing-day friction. If it isn't in the contract, it goes.
- [ ] Dispose of leftover paint, chemicals, and hazardous items properly — your county household hazardous waste site takes them free. Only leave paint that matches current walls, labeled, if it's usable.
- [ ] Do the move-out clean after the last box leaves: vacuum and mop every floor, wipe counters, cabinets, and appliance interiors, clean bathrooms, and take out all trash and recycling.
- [ ] Check every fixture the contract includes — appliances, lights, blinds, shelving that stays — is present and working. Replace any dead bulbs.
- [ ] Pack a personal “first night + closing” bag that rides with you: IDs, closing documents, chargers, meds, snacks, water, toilet paper, paper towels, a change of clothes, and the checkbook/payment method your title company requested.
- [ ] Set aside the Last-Day Kit and don't let it get packed: broom, dustpan, vacuum, all-purpose cleaner, sponges, trash bags, basic tools, light bulbs, and your phone charger.
- [ ] Take final photos of the empty, clean home — every room, the meter readings, and the thermostat. Dated photos protect you if questions come up later.
- [ ] Note final meter readings (electric, gas, water) on closing morning and keep them with your photos.

CLOSING & MOVING DAY

Sign, Hand Over, Breathe

- [ ] Be out by the time your contract requires — possession time is in writing; if you're running behind, call Allison early, not after.
- [ ] Support the buyer's final walk-through: home empty, clean, all included items in place, systems on, and the Leave Behind envelope on the kitchen counter.
- [ ] Bring to closing: government photo ID for every signer, any funds your title company requested (in the exact form they specified), and all keys, fobs, and garage remotes not already left at the home.
- [ ] Set the home as agreed when you leave: thermostat at a safe temperature (never off in a Minnesota winter), water on unless instructed otherwise, windows closed, doors locked.
- [ ] Do one last sweep with fresh eyes — the room-by-room list below — before you lock up for the final time.
- [ ] Keep pets and kids safely off-site during loading and closing. Doors will be propped open all day.
- [ ] Tip and thank your movers, confirm delivery address and your cell number with the driver, and keep the inventory sheet until every box is accounted for.

FIRST WEEK AFTER

Settle the Loose Ends

- [ ] Confirm proceeds landed and file your closing statement, settlement documents, and payoff confirmations somewhere safe — your tax preparer will want them.
- [ ] Verify final utility bills for the old home match your closing-day meter readings, and close any accounts still in your name there.
- [ ] Watch for escrow and refund checks — mortgage escrow refunds and utility deposits typically arrive within a few weeks. Make sure they have your new address.
- [ ] Update the “everyone else” list: subscriptions and deliveries, loyalty accounts, your vet and doctors' records, and anywhere the old address still auto-fills online.
- [ ] Return anything borrowed for the move, leave a review for your movers, and send a thank-you to the neighbors who helped.
- [ ] Forward anything that still lands at the old house — if mail or a package slips through, a quick note to the buyer (through Allison) keeps it friendly and simple.

ON THE COUNTER

Leave Behind on the Counter

- [ ] All keys
- [ ] Manuals & warranties
- [ ] Labeled touch-up paint
- [ ] Trash day / HOA / mailbox info
- [ ] Garage remotes + codes
- [ ] Security codes
- [ ] Service receipts
- [ ] A welcome note

Notes

your move, made clear

Pemberton Real Estate (PRE) · Minnesota · Equal Housing Opportunity
General guidance only — your purchase agreement controls.