

Things to do Before Moving (Sold)

Where to Start. *It's official: you've signed the papers, dotted all the i's and crossed the t's—you are moving. Moving can be a time-consuming and stressful experience if you let yourself be overwhelmed by the job. Remember, though, having a successful move means taking care of the details, one by one. If you break the process down into steps and arrange your time accordingly, you can make it manageable. We have provided a checklist to help you cover all the bases.*

Decide on a Lawyer. A lawyer will make sure that the property transfers properly into your name. You will be called in to sign document. They also make sure that the property taxes that may have been pre-paid are returned to you.

Insurance. If you have an existing policy, notify your insurance company well in advance of the move and ask them to review your policy. Transfer insurance to your new home, or acquire new insurance. Review your moving company's insurance policy. If it doesn't cover as much as you'd like it to, obtain your own.

Address Change / Forward. At the most basic level, you should be notifying the post office of your change of address at least a few weeks before you move. You can fill in an online form at Canada Post website to forward your mail to your new address. You can also go to a local postal outlet to fill a form in there. It is recommended that you apply for mail forwarding form Canada Post 30 days prior to your new move in date at your new residence. When you buy the mail forwarding service Canada Post (with your permission will share your updated address information with companies who have an existing relationship with you and who are subscribed to our National Change of Address (NCOA™) Mover Data Service. One word of caution, parcels will not be forwarded to you. If you are expecting a parcel you must advise the sender of your new address, even when you have the Mail Forwarding service in place.

Notice of Address Change: Although it is mentioned to put in a forward request at the postal service, an actual change of address will likely be required for many services. Here is a list to give you a start on the task.

Television Provider	Clubs and Associations
Internet Provider	Banks
Auto Insurance	Subscriptions
Home Insurance	Schools
Life Insurance	Passports

Set up (or) Cancel TIPPS program. If you live in a City that accommodates monthly tax payments, you can set this up. Check with your municipality for this option.

Organize the Documents. Organize all of the Sale documents related to the sale of your home. Keep them accessible as you may need them throughout the process of moving.

Billing Changes to Utility Providers. This process will likely require telephone calls and or authorisation forms etc.

Leave essential Documents for the new owner. (If you have Sold your property), this is a great gesture, and the new owner will appreciate it. Some of the things that would be helpful to the new owner include any manuals you have for appliances, any warranties for things you might have replaced like a water heater, as well as a list of contractors you have used. Where postal boxes are used, making sure that the box location and number are passed on.

Miscellaneous Items. Any household items that are rented. (alarms softwater)

Have all keys include mailbox keys to your lawyer or realtor. Return library books.

If you have children in school, determine how to transfer your children to the appropriate school.

If you are moving to a new neighbourhood, return items you've borrowed to friends, and collect any that you've lent out. If needed, transfer medical and dental records, and fill prescriptions.

Hire a REALTOR® Selling your home is a complex process that can be stressful and time-consuming. An experienced REALTOR® has the knowledge, skills, and connections to help you through the process every step of the way.

Professional Experience: With knowledge and training in marketing strategy, negotiation tactics, and the workings of the current real estate market, a Realtor will be able to guide you through the steps of the home-selling process and be able to explain exactly what to expect. S/he will make you aware of your rights and responsibilities, work with you to strategize the best moves according to your own goals, discuss financing options, and point you in the direction of other specialized professionals who will aid you in different stages of the process.

Best Price: Realtors have their fingers on the pulse of the current real estate market, and will know what comparable properties in your area are selling for. They have the resources and knowledge to establish the best asking price and to attract the highest selling price. With access to their company's professional marketing resources and connections, they will ensure potential buyers are immediately made aware of your home and market the property to sell as quickly as possible and for the most money.

"Showcasing" Experience: Your Realtor will know the importance of a property's first impression. S/he will have experienced first-hand, for example, the impact a property's "drive-up appeal" has on the rest of a potential Buyer's experience of your home. Your Realtor will be able to offer you tips and information on how to get your home in the best selling shape possible, in order to sell your property quickly and for top dollar.

Access to Qualified Buyers: Realtors save time and effort by dealing only with qualified buyers. They have access to a pool of pre-screened and pre-qualified buyers who are serious about buying a home in your neighbourhood. Realtors work hard to develop this base of qualified buyers which will become an invaluable resource for you.

Negotiation Skills: Realtors serve many functions, but perhaps the most important is their role as primary negotiator on your behalf. Your Realtor realizes your goal is to sell your home as quickly as possible, and for the most money possible, and will work closely with you during the negotiation process to facilitate this goal. Realtors bring to the process the knowledge.

Satisfaction Guaranteed

When you make the important decision to buy or sell a home, the Geddes Group Calgary is committed to going the extra mile to ensure that all of your needs are met in a professional and honest manner. For Service and Commitment, let us help you with your purchase or sale.

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Information herein deemed reliable but not guaranteed

Our client's experience with us is our Number One priority!