

HOME SELLER'S

Guide

YOUR ROADMAP TO A SUCCESSFUL SALE

Expert guidance. Local knowledge. Results that move you forward.



LOCAL EXPERTS

Here for you.



YOUR HOME. • OUR STRATEGY. • GREAT RESULTS.



1. PREPARE

We help you get your home market ready.



2. MARKET

Professional marketing that showcases your home to the right buyers.



3. SHOW

We attract qualified buyers and make showings simple and effective.



4. NEGOTIATE

We negotiate strong offers that protect your bottom line.



5. CLOSE

We handle the details for a smooth closing and your next chapter.

We don't just list homes,
WE POSITION THEM TO SELL.



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www.903Realty.com



**ROOTED IN
EAST TEXAS.**

Dedicated to You.

WELCOME TO 903 Realty™

LOCAL EXPERTISE. PREMIUM MARKETING. PROVEN RESULTS.



We're so glad you're here!

Buying or selling a home is one of life's biggest decisions—and you don't have to do it alone.

At 903 Realty, we combine local expertise, personalized service, and powerful marketing to help you achieve your real estate goals.

We're more than agents—we're your partners.



THE 903 REALTY DIFFERENCE



LOCAL EXPERTISE

We know the market, the neighborhoods, and the hidden gems that make our area so special.



PREMIUM MARKETING

Your home gets more exposure with high-impact photos, video, digital marketing, and strategic promotion.



PROVEN RESULTS

Our process is built on experience, negotiation skills, and a track record of successful outcomes.



PERSONALIZED SERVICE

We listen, we care, and we tailor our approach to fit your unique needs and goals.



BUILT ON RELATIONSHIPS

We value honesty, communication, and long-term relationships long after the deal is done.

Our Promise to You

- ✓ We will always put your best interests first.
- ✓ We will communicate clearly and consistently.
- ✓ We will provide honest advice and expert guidance.
- ✓ We will negotiate fiercely on your behalf.
- ✓ We will celebrate your wins like they're our own.



HOW WE HELP



BUYING A HOME

From the first showing to the final key, we guide you every step of the way.



SELLING YOUR HOME

We position your home for maximum exposure and the best possible price.



RELOCATION SERVICES

Moving to or from the area? We make relocation seamless and stress-free.



INVESTMENT PROPERTIES

We help you build wealth with smart, strategic real estate investments.



LOCAL. TRUSTED. COMMITTED.

903 Realty is proud to serve our community with integrity, dedication, and heart.

Thank you for trusting us with your story.



LET'S MAKE YOUR NEXT MOVE YOUR BEST MOVE.

Let's connect and start your journey today! ❤️

THE AREAS *We Serve*



PROUDLY SERVING EAST TEXAS

DEEP ROOTS.
Local Advantage.



LOCAL EXPERTISE

We know the neighborhoods, market trends, and what makes each community unique.



STRONG CONNECTIONS

Our relationships help us open doors and create opportunities.



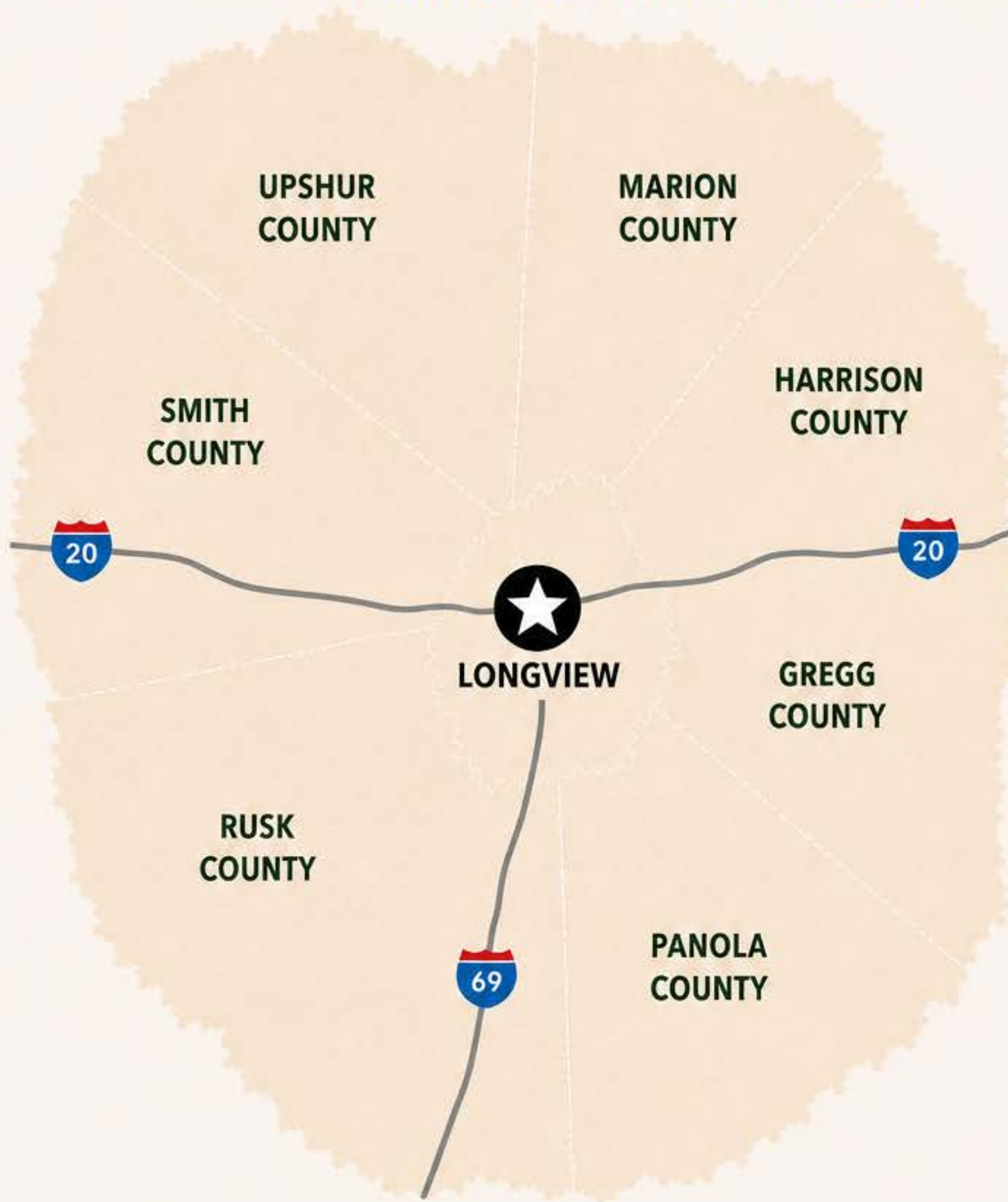
PROVEN RESULTS

Backed by strategy, experience, and a commitment to our clients.



COMMITTED TO EAST TEXAS

We live here.
We work here.
We give here.
We're here for you.



COMMUNITIES WE LOVE. CLIENTS WE SERVE.

UPSHUR COUNTY



SMITH COUNTY



RUSK COUNTY



HARRISON COUNTY



GREGG COUNTY



MARION COUNTY



PANOLA COUNTY



MORE THAN
Real Estate.
IT'S HOME.

Whether you're buying, selling, or just exploring your options, we're here to guide you every step of the way in the place we're proud to call home.



LOCAL PEOPLE

You'll work with neighbors who care.



LOCAL KNOWLEDGE

We understand the market inside and out.



LOCAL SERVICE

Personalized attention from start to finish.



LOCAL IMPACT

We're invested in the future of our communities.

903 REALTY

Common Real Estate Terms

REAL EXPERIENCES. REAL RESULTS.



Real estate terms can feel overwhelming at first, but you don't have to navigate them alone. I'm here to answer your questions and guide you through every step of the process!



APPRAISAL

An unbiased professional opinion of a property's value.



CLOSING

The final step in a real estate transaction where ownership is officially transferred.



CONTINGENCY

A condition that must be met for a contract to become binding.



EARNEST MONEY

A good faith deposit made by the buyer showing serious intent to purchase.



INSPECTION

A professional evaluation of the property's condition.



DOWN PAYMENT

The upfront portion of the purchase price paid by the buyer.



INTEREST RATE

The cost of borrowing money, expressed as a percentage.



PRE-APPROVAL

A lender's estimate of how much you qualify to borrow.



MORTGAGE

A loan used to purchase real estate that is paid back over time.



ESCROW

A neutral third party that holds funds and documents until conditions are met.



LIST PRICE

The price a seller lists their property for on the market.



MARKET VALUE

The estimated price a property will sell for in the current market.



EQUITY

The difference between a property's value and the amount owed on it.



DAYS ON MARKET (DOM)

The number of days a property has been listed for sale.



TITLE

Legal ownership of a property.



HOME WARRANTY

A service contract that helps cover the cost of repairs to major home systems.



HELPFUL TIP

Understanding these terms is the first step to a confident real estate journey. I'm here to help every step of the way!



GET YOUR HOME Ready to Sell



FIRST IMPRESSIONS MATTER.

A well-prepared home attracts more buyers, shows better, and can sell for top dollar. Use this guide to help your home shine!



1. BOOST CURB APPEAL

Make the outside inviting so buyers want to see more.

- ✓ Mow the lawn, trim bushes, and edge walkways
- ✓ Add fresh mulch and seasonal flowers
- ✓ Clean the front door and add a new doormat
- ✓ Touch up paint or clean siding if needed
- ✓ Ensure house numbers are visible and up to date
- ✓ Keep the driveway and walkways clean



2. DECLUTTER & DEPERSONALIZE

Help buyers picture themselves living in your home.

- ✓ Remove excess furniture and knick-knacks
- ✓ Clear countertops and surfaces
- ✓ Pack away personal photos and items
- ✓ Organize closets, cabinets, and drawers
- ✓ Consider renting a storage unit if needed



3. CLEAN FROM TOP TO BOTTOM

A clean home shows you've taken great care of it.

- ✓ Deep clean all rooms, including baseboards and trim
- ✓ Clean windows inside and out
- ✓ Shampoo carpets and/or refinish hardwood floors
- ✓ Clean kitchen appliances (inside and out)
- ✓ Scrub bathrooms until they sparkle
- ✓ Don't forget light fixtures, ceiling fans, and vents



4. MAKE SMALL UPDATES

Small changes can make a big impact.

- ✓ Touch up paint on walls, trim, and doors
- ✓ Replace outdated light fixtures
- ✓ Update cabinet hardware if needed
- ✓ Fix leaky faucets and running toilets
- ✓ Replace burnt-out light bulbs



5. HIGHLIGHT YOUR HOME'S BEST FEATURES

Show off what makes your home special.

- ✓ Open blinds and curtains to let in natural light
- ✓ Arrange furniture to create an open, inviting flow
- ✓ Turn on all lights for showings
- ✓ Stage key areas like the living room, kitchen, and primary bedroom
- ✓ Keep pets out of the way and clean up pet areas



6. SET THE RIGHT SCENE

Create a warm, welcoming environment.

- ✓ Eliminate odors (pets, smoke, cooking, etc.)
- ✓ Use light, subtle scents or none at all
- ✓ Play soft background music before showings
- ✓ Keep the thermostat comfortable



7. FINAL TOUCHES BEFORE SHOWINGS

These finishing touches help you make a lasting impression.



Make beds with neat, fresh linens



Hang fresh towels



Clear sinks and countertops



Add a simple plant or fresh flowers



Empty trash cans



Do a quick walk-through



Make sure all doors open and close easily



REMEMBER:

Buyers are looking for a home they can fall in love with. A clean, well-maintained, and welcoming space helps them connect emotionally—and that can lead to a stronger offer and a smoother sale!

We're here to help you every step of the way!



READY TO GET STARTED?

Let's work together to get your home market-ready and sold for the best price possible!

Let's make your next move your best move.



Need a walkthrough or personalized advice?

I'M JUST A CALL OR TEXT AWAY!

THE HOME SELLING *Process*

A CLEAR PLAN. EXPERT GUIDANCE. PROVEN RESULTS.



Selling your home is a big move.
We make the process **simple**, **strategic**, and **successful**.



Home Selling Plan

- ☒ Set Goals
- ☒ Price It Right
- ☒ Market Smart
- ☒ Attract Buyers
- ☒ Negotiate
- ☒ Close & Celebrate!

1



CONSULTATION & GOAL SETTING

We get to know you, your goals, and your timeline.
Together, we create a plan tailored to your needs.

- Discuss your goals and priorities
- Review your home and market opportunities
- Outline our strategy for a successful sale

2



MARKET ANALYSIS & PRICING STRATEGY

We analyze the market to price your home
competitively and attract the right buyers.

- Comparative market analysis
- Strategic pricing for maximum return
- Positioning your home to stand out

3



PREPARATION & PROFESSIONAL MARKETING

We prepare your home and launch a powerful
marketing plan to get maximum exposure.

- Home prep guidance & staging advice
- Professional photography & videography
- Listed on MLS + top real estate websites
- Targeted online ads & social media promotion

4



SHOWINGS & BUYER ENGAGEMENT

We attract qualified buyers and showcase your
home in the best possible light.

- Schedule and manage showings
- Provide feedback and answer questions
- Keep you informed every step of the way

5



OFFERS & NEGOTIATION

We review offers and negotiate the best terms
on your behalf.

- Evaluate offers and terms
- Negotiate price, contingencies, and closing terms
- Advocate for your best interests

6



UNDER CONTRACT & NEXT STEPS

Once under contract, we guide you through
the details to a smooth closing.

- Coordinate inspections and appraisals
- Manage deadlines and paperwork
- Stay in close communication

7



CLOSING & CELEBRATION

We handle the final details so you can close
with confidence and celebrate your success!

- Final walkthrough and closing coordination
- Sign documents and close the sale
- Hand over the keys and celebrate!

UNDER CONTRACT

Timeline

WHAT HAPPENS NEXT?



Once your offer is accepted, we guide you through every step of the process toward a successful closing.

Here's what you can expect:



1		OFFER ACCEPTED Congratulations! We'll open escrow and deliver the purchase agreement to the title company.	DAY 1
2		ESCROW OPENS Escrow is officially opened. We deposit your earnest money and order title.	DAYS 1-3
3		BUYER INSPECTIONS The buyer will schedule inspections to evaluate the condition of your home.	DAYS 3-10
4		INSPECTION RESPONSE (IF NEEDED) We'll review any inspection requests and negotiate repairs, credits, or other terms with the buyer.	DAYS 5-12
5		APPRAISAL The buyer's lender orders an appraisal to confirm your home's value.	DAYS 7-14
6		BUYER LOAN PROCESSING The buyer's lender finalizes underwriting and prepares for closing.	DAYS 10-21
7		TITLE WORK & DISCLOSURES We'll provide any requested documents and coordinate with title.	DAYS 10-21
8		SIGNING & DOCUMENT REVIEW You'll review and sign your closing documents. We'll walk you through everything.	DAYS 18-24
9		FINAL WALKTHROUGH The buyer will do a final walkthrough to ensure the home is in the agreed-upon condition.	DAY OF OR BEFORE CLOSING
10		CLOSING DAY! You'll sign the final documents, receive your proceeds, and hand over the keys. Congratulations!	DAY OF CLOSING



TIPS FOR A SMOOTH PROCESS



BE RESPONSIVE

Quick responses keep things moving and show you're easy to work with.



STAY PREPARED

Have requested documents and information ready when needed.



KEEP IT CLEAN & ACCESSIBLE

Keep your home clean and accessible for showings and inspections.



TRUST THE PROCESS

We'll handle the details and negotiate on your behalf to get you the best results.



ASK QUESTIONS

No question is too small. We're here to keep you informed and confident.

Our Goal

To keep you informed, reduce stress, and help you achieve a successful sale.



WE'RE HERE FOR YOU EVERY STEP OF THE WAY.
Clear communication. Strong negotiation. Proven results.

Let's get you sold.




*You're Almost
to the Finish Line!*
We'll take care of the details
so you can move forward
with confidence.

SELLER FAQ

Your Questions, Answered.



CLEAR ANSWERS. CONFIDENT DECISIONS.

Selling your home is a big decision. We're here to make the process simple, smooth, and stress-free.

Here are answers to some of the most common questions we hear from sellers.



1. HOW DO WE DETERMINE THE RIGHT PRICE FOR MY HOME?

We perform a detailed market analysis, comparing your home to recent sales and current market trends to price your home competitively and attract the right buyers.



2. HOW LONG WILL IT TAKE TO SELL MY HOME?

Every home is different. On average, homes in our area sell within 30–60 days, depending on price, condition, and market activity. We strategically market your home to sell as quickly as possible.



3. WHAT WILL IT COST ME TO SELL MY HOME?

Typical costs include agent commissions, title fees, and any agreed-upon repairs or concessions. We'll walk you through all potential costs up front so there are no surprises.



4. DO I NEED TO MAKE REPAIRS OR UPDATES?

Not always! We'll provide recommendations on repairs or improvements that offer the best return. You decide what makes the most sense for you.



5. HOW WILL YOU MARKET MY HOME?

We use professional photography, online listings, social media, local networks, and more to ensure your home gets maximum exposure to qualified buyers.



6. WILL I NEED TO LEAVE DURING SHOWINGS?

It's not always necessary, but it can help buyers feel more comfortable and make it easier for them to imagine themselves in your home.



7. HOW DO OFFERS WORK?

Buyers submit an offer outlining price, terms, and contingencies. We'll review each offer with you, explain the details, and help you choose the best option.



8. WHAT HAPPENS AFTER I ACCEPT AN OFFER?

The buyer will complete inspections, appraisal, and financing. We'll stay by your side through every step until we get to closing day.



9. WHEN DO I GET PAID?

You'll receive your proceeds at closing, after all agreed-upon costs are paid. We'll review the net sheet with you ahead of time so you know what to expect.



10. WHAT HAPPENS IF I SELL MY HOME AND I HAVEN'T FOUND A NEW ONE?

No problem! You have several options, including a rent-back (where you stay in your home for a short period after closing), short-term rental, or flexible closing dates. We'll help you choose the option that works best for your situation.



11. HOW DO I KNOW I CAN TRUST YOU?

We're committed to honesty, communication, and proven results. Our goal is to make your selling experience seamless and successful from start to finish.



WE'RE HERE TO MAKE YOUR NEXT MOVE YOUR BEST MOVE.



Have more questions? Let's talk!



LOCAL EXPERTS
We know the market and the community.



STRATEGIC MARKETING
Your home gets seen by more qualified buyers.



NEGOTIATION POWER
We fight for the best terms and the best price.



SMOOTH PROCESS
We handle the details so you don't have to.



PROVEN RESULTS
Our track record speaks for itself.

903 REALTY

Our Marketing Plan

REAL EXPERIENCES. REAL RESULTS.



Our proven marketing plan is designed to maximize exposure, attract qualified buyers, and get you the best possible result.

Here's how we do it.



MARKETING
STRATEGY

- EXPOSURE
- ENGAGEMENT
- RESULTS

903
Realty



PROFESSIONAL PHOTOGRAPHY

High-quality, professional photos that showcase your home in the best light and make a powerful first impression.



VIDEO TOURS

Engaging video walkthroughs help buyers connect with your home from anywhere.



DRONE & AERIAL IMAGING

Stunning aerial photos and videos that highlight your property and its surrounding features.



YARD SIGN & LOCAL EXPOSURE

Professional signage and local outreach to attract nearby buyers and drive more showings.



STRATEGIC PRICING

We analyze the market and price your home competitively to attract buyers and maximize your return.



WIDE ONLINE EXPOSURE

Your home will be listed on the MLS and syndicated to top real estate websites to reach the widest audience.



SOCIAL MEDIA MARKETING

Targeted ads and organic posts on Facebook, Instagram, and more to reach active buyers in your area.



EMAIL MARKETING

Your listing will be featured in curated emails sent to our network of buyers and local agents.



AGENT NETWORK

Your home is shared with our network of top local agents to generate more interest and showings.



EXCEPTIONAL NEGOTIATION

We negotiate skillfully on your behalf to secure the best terms and the highest possible price.



OUR GOAL IS SIMPLE:

To deliver maximum exposure, attract the right buyers, and get you the best results possible.

*Let's get your home
sold for top dollar!*



903 REALTY

What Makes 903 Realty Different

REAL EXPERIENCES. REAL RESULTS.



We're more than real estate professionals—we're your trusted advisors, dedicated advocates, and committed partners in every step of your journey.

Here's what sets us apart.



CLIENT-FIRST APPROACH

Your goals are our priority. We listen, communicate, and tailor our approach to deliver the best experience possible.



LOCAL EXPERTISE

We know this market inside and out. Our deep local knowledge helps you make confident, informed decisions.



STRATEGIC MARKETING

From cutting-edge digital marketing to proven strategies, we showcase your property to the right buyers.



PROVEN RESULTS

Our track record speaks for itself. We're proud of the trust our clients place in us and the results we deliver.



STRONG RELATIONSHIPS

We've built a network of trusted professionals to ensure a smooth process from start to finish.



CLEAR COMMUNICATION

We keep you informed every step of the way with honest, timely, and transparent communication.



ATTENTION TO DETAIL

We sweat the small stuff so you don't have to. From pricing to paperwork, we've got you covered.



PASSIONATE & DEDICATED

We love what we do and it shows. We treat every client like family and every home like our own.



INTEGRITY YOU CAN TRUST

We do the right thing, always. Our business is built on honesty, ethics, and trust.



COMMUNITY COMMITTED

We're proud to live and work here. Giving back and supporting our community is at the heart of who we are.



AT 903 REALTY,

we combine experience, heart, and hustle to help you move forward with confidence.

*Real Experiences.
Real Results.*



903 RealtyTM

At 903 Realty, we combine local knowledge,
powerful marketing, and personalized service
to help you buy or sell with confidence.

We're here for you every step of the way!

Julie Groves, Broker



YOUR LOCAL REAL ESTATE EXPERT



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www.903Realty.com

Website



ABOUT JULIE GROVES

Julie Groves is the owner and broker of 903 Realty, proudly serving Longview, Diana, Kilgore, Marshall, White Oak, Gladewater, and surrounding East Texas communities.

A consistent multi-million dollar producer, Julie is known for honest advice, strong communication, and a client-first approach. She believes real estate is about trust, relationships, and helping clients feel confident through every step of the process.

Whether you're buying your first home, selling your current property, relocating, or upgrading, Julie works hard to simplify the process, protect your interests, and negotiate the best possible outcome.

Available seven days a week, she's committed to keeping clients informed, handling the details, and making every transaction as smooth and stress-free as possible.



WHY CLIENTS CHOOSE 903 REALTY



Local Knowledge

We know East Texas neighborhoods, market trends, schools, and what buyers are looking for.



Strategic Marketing

Professional photography, online exposure, social media marketing, and strategic positioning to get your home seen.



Proven Results

We have a track record of successful transactions and satisfied clients.



CONNECT WITH US



Facebook

bestrealtorineasttexas



Instagram

easttxbroker



YouTube

@903Realty



Google Business Profile

<https://share.google/rBQUEoS6rfbExGSCM>

Real Talk. Real Results.

903 REALTY

Google Reviews

REAL EXPERIENCES. REAL RESULTS.



At 903 Realty, our clients are at the heart of everything we do. We're honored to have earned their trust and grateful for the opportunity to help them achieve their real estate goals.

Here's what they have to say about working with us!



Smoke Hound BBQ

Local Guide • 11 reviews • 7 photos

★★★★★ 6 days ago New

I have bought 5 houses using 903 realty. Julie Groves does an amazing job, by being straight forward and honest. She is... [View full review](#)



Kyle Risinger

1 review • 0 photos

★★★★★ 6 days ago New

Absolutely amazing how professional and fast Julie is. Would use her again and highly recommend her to everyone! Thank you Julie!



Garth Groves

4 reviews • 0 photos

★★★★★ 1 week ago New

Julie with 903 Realty was outstanding from start to finish. She was knowledgeable, responsive, and genuinely invested in... [View full review](#)



Ray Patty

4 reviews • 0 photos

★★★★★ 1 week ago New

Julie has been our realtor for years. We have purchased and sold homes with her. She has integrity and honesty. When it's time to sell we will call Julie



Desirae Brown

1 review • 0 photos

★★★★★ 1 week ago New

Julie was absolutely amazing! We couldn't have asked for a better person to find us a home not to mention our dream home!



OUR CLIENTS SAY WE ARE...

- ✓ Professional
- ✓ Knowledgeable
- ✓ Responsive
- ✓ Supportive
- ✓ Honest
- ✓ Hardworking
- ✓ Strategic
- ✓ Easy to Work With



WHY CLIENTS CHOOSE 903 REALTY



CLEAR COMMUNICATION

No guessing. No confusion. Just honest updates and proactive guidance every step of the way.



STRATEGIC NEGOTIATION

We protect your best interests and help you make confident, informed decisions.



CLIENT-FIRST APPROACH

We focus on relationships over transactions and believe trust, integrity, and service matter most.



5.0 OUT OF 5 STARS

Thank You

FOR CONSIDERING 903 REALTY

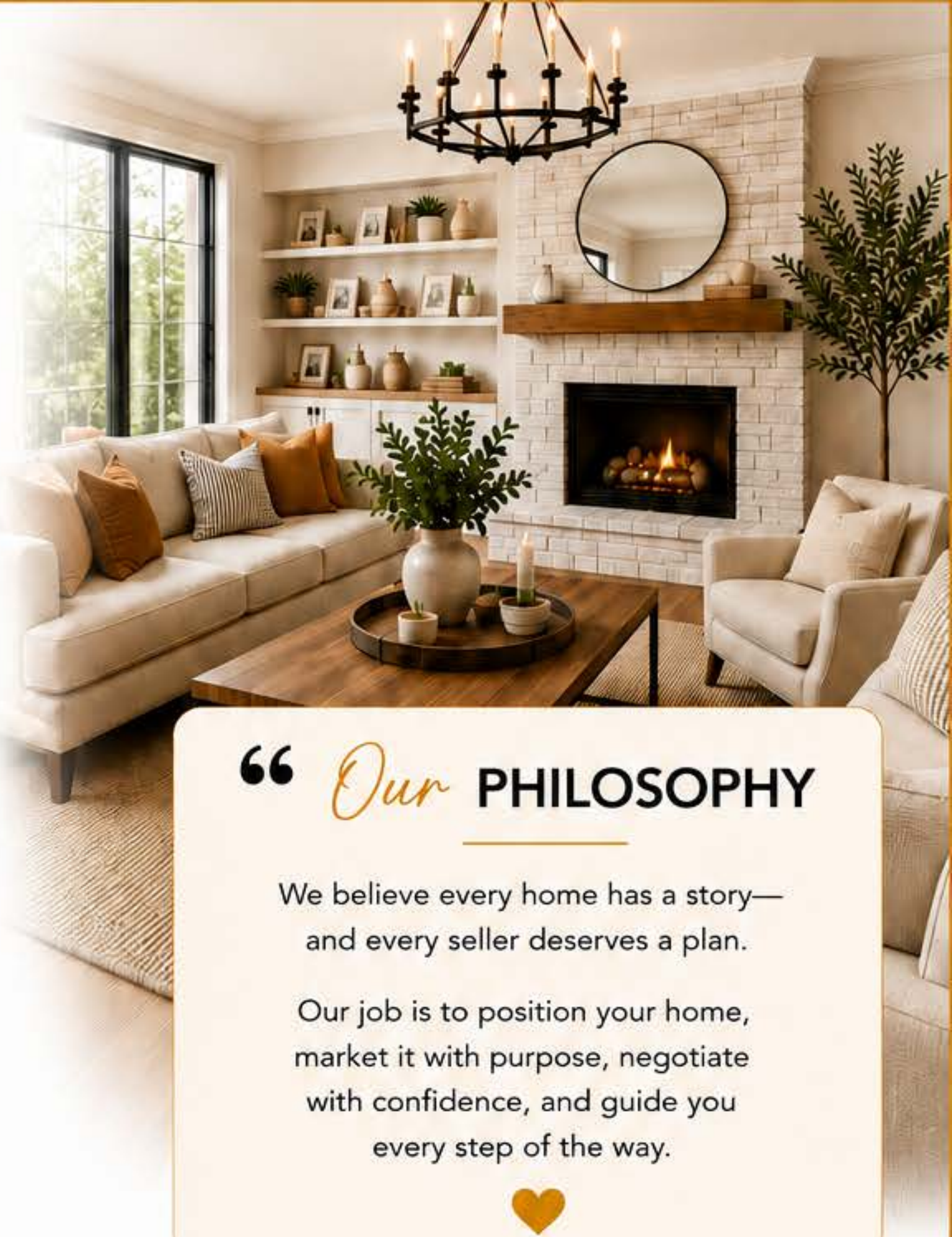


We're honored you're considering us to help you sell your home. We know you have choices, and we don't take that lightly.

At 903 Realty, we believe selling a home is more than a transaction—it's a big move in your life. That's why we combine local expertise, proven strategies, and a client-first approach to help you achieve the best possible result with less stress and more confidence.

*You're not just a client.
You're our priority.*

Welcome to the 903 Realty family! 



“Our PHILOSOPHY

We believe every home has a story—and every seller deserves a plan.

Our job is to position your home, market it with purpose, negotiate with confidence, and guide you every step of the way.



STRATEGY NOT LUCK.

That's the 903 Realty Difference.

The real estate market is always changing, and what worked last year—or down the street—may not work for your home.

That's why we never leave results to chance.

We use data, local knowledge, and proven strategies to price your home right, attract the right buyers, and negotiate the best result.



PROVEN MARKETING

Professional photos, online exposure, social media, targeted ads, and more to get your home noticed.



CLEAR COMMUNICATION

You'll always know what's happening. We keep you informed every step of the way with honest updates.



SKILLED NEGOTIATION

We negotiate with strategy and confidence to protect your interests and maximize your bottom line.



DETAILS THAT MATTER

From inspections to contracts, we handle the details so you can feel secure and supported.



YOUR SUCCESS

We measure our success by your satisfaction and the results we deliver together.



We're Here For You

From our first conversation to closing day (and beyond), our goal is simple: to make your experience exceptional and your next move your best move.



WHEN YOU WIN, *We Win.*

Let's create a plan that gets you where you want to go.

Thank you

We appreciate the opportunity to earn your trust and look forward to showing you the 903 Realty difference.

Your 903 Realty Team 

READY TO GET STARTED?

Let's connect today and build your custom plan.



MOVING

Checklist

YOUR GUIDE TO A **SMOOTH MOVE**



A little planning goes a long way.
Use this checklist to stay organized
and make your move **stress-free**.



30+ DAYS BEFORE

Get Organized

- ☐ Create a moving binder or digital folder
- ☐ Set your moving budget
- ☐ Research and book movers (or reserve a moving truck)
- ☐ Declutter and donate items
- ☐ Start gathering packing supplies
- ☐ Notify your lender, if applicable



2-4 WEEKS BEFORE

Wrap Up Details

- ☐ Give notice at your current residence
- ☐ Update your address with the post office
- ☐ Transfer or set up utilities for your new home
- ☐ Notify your insurance provider
- ☐ Confirm details with your moving company
- ☐ Continue packing non-essentials



1 WEEK BEFORE

Tie Up Loose Ends

- ☐ Pack most of your belongings
- ☐ Label boxes by room and contents
- ☐ Confirm your moving date and time
- ☐ Check the weather and plan accordingly
- ☐ Prepare an essentials box with must-haves
- ☐ Clean your current home



2-3 DAYS BEFORE

Get Set

- ☐ Pack remaining items
- ☐ Defrost the fridge and clean out perishable foods
- ☐ Dispose of trash and recycling
- ☐ Confirm moving details one more time
- ☐ Set aside important documents, keys, and valuables



MOVING DAY

Stay Focused

- ☐ Do a final walkthrough of your home
- ☐ Make sure everything is packed and loaded
- ☐ Keep essentials with you (don't pack these!)
- ☐ Stay hydrated and take breaks as needed
- ☐ Double-check that windows, doors, and closets are empty



AFTER THE MOVE

Settle In

- ☐ Check for any damages or missing items
- ☐ Unpack essentials first
- ☐ Update your address with banks, subscriptions, and important contacts
- ☐ Register to vote (if needed)
- ☐ Explore your new neighborhood and get settled!

Helpful Reminders

- ✓ Change your address with banks, employer, insurance, and any subscriptions.
- ✓ Take photos of valuable items before the move for insurance purposes.
- ✓ Keep important documents and medications in your personal bag.
- ✓ Ask for help! Friends and family (and your 903 Realty team) are here for you.



WHAT TO KEEP IN YOUR ESSENTIALS BOX



Important documents (IDs, passports, titles)



Medications



Phone chargers



Toiletries



Change of clothes



Basic cleaning supplies



Paper towels & toilet paper



Snacks & water



Baby or pet essentials



Tools (screwdriver, pliers, tape)



A NEW HOME. A FRESH START.

We're Excited For You!

Moving is a big step, and we're honored to be part of your journey. If you need anything along the way, we're here for you!



SELLER

Home Information Sheet

ESSENTIAL INFORMATION TO HELP US MARKET YOUR HOME FOR TOP DOLLAR AND A SMOOTH SALE.



The more information we have, the better we can market your home and inform potential buyers. Please take a few minutes to complete this sheet to the best of your knowledge. **Thank you!**



PROPERTY DETAILS

Property Address: _____

Year Built: _____ Square Footage: _____

Lot Size: _____ # of Bedrooms: _____

of Bathrooms: _____ Garage: ☐ Yes ☐ No

Roof Age: _____ HVAC Age: _____

Water Heater Age: _____



MAINTENANCE & REPAIRS

Please list any major maintenance, repairs, or replacements you've completed while owning the home.

ITEM	DESCRIPTION / DETAILS	DATE

RECENT UPGRADES & IMPROVEMENTS

Please list any upgrades or improvements you've made.

ITEM / IMPROVEMENT	DESCRIPTION / DETAILS	DATE



SELLER NOTES

Is there anything else buyers should know about your home?



UTILITIES & AVERAGE MONTHLY COSTS

UTILITY	PROVIDER	AVERAGE MONTHLY COST
Electricity		
Natural Gas		
Water		
Trash / Recycling		
Internet / Cable		
Security System (if applicable)		
Other (please specify)		
TOTAL AVERAGE MONTHLY UTILITIES: \$	_____	



HOMEOWNERS ASSOCIATION (HOA)

Is your property part of an HOA? ☐ Yes ☐ No

HOA Name: _____

Monthly / Quarterly Fee: \$ _____

What does it include? _____



INCLUDED ITEMS

Please check all items that will convey with the sale of the home.

- | | | |
|---------------------------------------|--|---|
| ☐ Refrigerator | ☐ Range / Oven | ☐ Security System |
| ☐ Washer | ☐ Microwave | ☐ Garage Door Opener |
| ☐ Dryer | ☐ Window Treatments | ☐ Other: _____ |
| ☐ Dishwasher | ☐ Ceiling Fans | ☐ Other: _____ |



SHOWING INSTRUCTIONS

Are there any specific showing instructions or preferences?



REASONS

Your Home Didn't Sell

IT'S NOT ALWAYS THE MARKET.
IT'S USUALLY THE STRATEGY.



If your home didn't sell, it doesn't mean something is wrong with it.
It usually means one (or more) of the following
common mistakes may have held it back.

We do things differently. **We get results.**



1. OVERPRICED

Pricing your home too high can cause it to sit on the market. Buyers compare, and overpriced homes lose interest quickly.



2. POOR PHOTOS & MARKETING

Low-quality photos and weak marketing fail to showcase your home's best features and limit buyer interest online.



3. CLUTTERED OR UNINVITING

A home that feels cluttered, dark, or uninviting makes it harder for buyers to picture themselves living there.



4. LIMITED SHOWINGS

The fewer showings your home gets, the fewer opportunities you have to receive a great offer.



5. LITTLE TO NO EXPOSURE

If your home isn't widely marketed across multiple platforms, it won't reach enough qualified buyers.



6. POOR COMMUNICATION

Not returning calls, texts, or feedback in a timely manner can lead to missed opportunities and lost offers.



7. HARD TO SHOW

If your home is difficult to show due to limited availability or inflexible showing rules, buyers may move on.



8. OUTDATED OR NEGLECTED

Buyers may be turned off by outdated finishes, deferred maintenance, or homes that don't feel move-in ready.



9. MAJOR REPAIRS NEEDED

Visible repairs or known issues can scare buyers away or lead to low offers due to perceived future costs.



10. NEGATIVE ONLINE IMPRESSION

Negative reviews, misinformation, or lack of online presence can impact buyer interest before they even see your home.



11. WRONG AGENT STRATEGY

A one-size-fits-all approach doesn't work. You need a proven strategy tailored to your home, market, and goals.



12. BUYERS HAD BETTER OPTIONS

Buyers always have choices. If another home offered more value, condition, or features, they will choose that one.



Most of these issues can be fixed with the right plan and the right strategy.
That's where we come in. We position your home to **stand out**,
attract more buyers, and **sell for top dollar**.



903 *Realty*TM

Real Talk. Real Results.