

Driving you to Your  
Dream Home  
Seller's Guide

*Fall Circle*

TEXAS

2023

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# YOUR HOME

## YOUR HOME'S CONDITION AND DETAILS

Home Address: \_\_\_\_\_

Bedroom Count: \_\_\_\_\_

Bathroom Count: \_\_\_\_\_

Sqft: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

List Price: \_\_\_\_\_

Property Condition: \_\_\_\_\_

Extra Home Features:

\_\_\_\_\_

\_\_\_\_\_

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# PREPARATION

## OUTSIDE



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## INSIDE



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## FURNITURE/APPLIANCES



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# THE MARKET

Being aware of market conditions gives you the right outlook when it comes time to putting your home on the market to sell.

We all want the most out of our home. The more we can make than what we put into it, the better! Keep in mind that market conditions are always changing and this can impact the value of your home. Relying on sites like Zillow or Trulia to give an estimation of your property's value can, and often times will, lead to disappointment. Their values can differentiate by up to 20% of what their Zestimates claim - their words, not ours. This is why it's imperative to hire a professional to provide a true analysis of your property so you can have a better understanding of what your home is worth in current market conditions. You can then make the decision of selling your property if it's the right step to take based on its value.



## **STEP 1: FIND THE RIGHT AGENT**

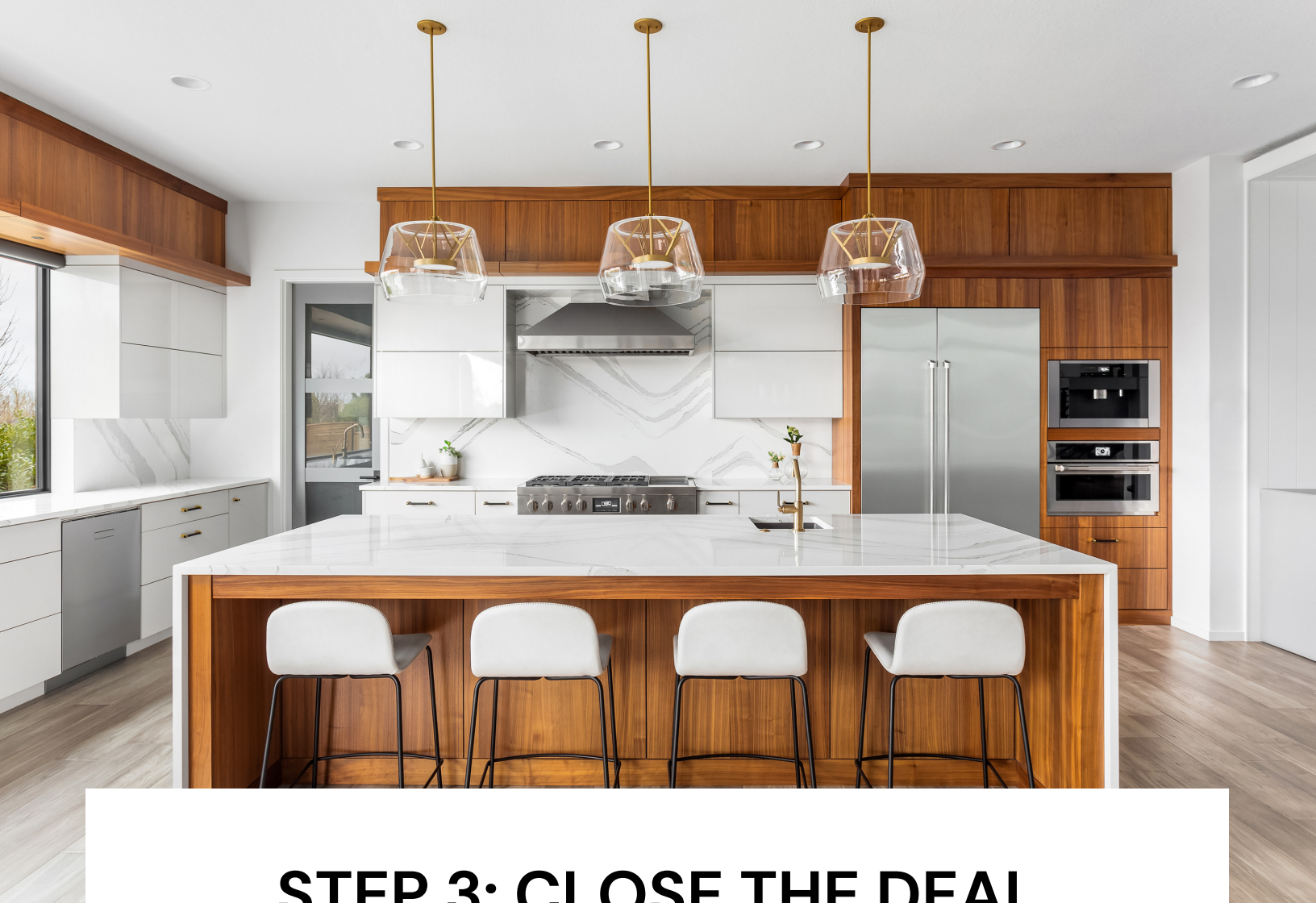
They'll provide a market analysis of your property to give you a better understanding of its value.

You'll go over, in detail, any steps your agent recommends to get your home in the best selling condition. She/He will then schedule professional photos and videos and will begin the extensive marketing of your home.



## **STEP 2: RECEIVE OFFERS**

Once you've received an offer, your agent will review with you the terms and conditions of that offer. After an offer is accepted and the negotiations are done, you'll go into a 30-45 day contract period, while the buyer's lender works to secure the full loan. During this transaction period, home inspections and appraisals are conducted. Your agent can then work with you to negotiate any repair requests the buyers might make.



## **STEP 3: CLOSE THE DEAL**

If all conditions have been met for your mortgage approval and all parties have agreed to negotiations, then you get to make your way to the closing table. After the final purchase contract has been signed at the title company, your sale is complete!







## Kazuo Wada

REAL ESTATE AGENT

### CONTACT

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Hello, my name is Kazuo Wada, but everyone calls me Kaz. I am 23 years old, born and raised in Beaumont, Texas. I've always enjoyed work that lets me help people. In the past, I have worked on new construction properties, in sales, and in hospitality. I realized I could combine my knowledge of these industries to learn all that real estate has to offer. Now, I get to connect with people around SETX and help make the home buying process stress-free. It turns out that is my passion! When I'm not working, you can find me fishing or working on cars. Don't be afraid to say hi, I love meeting new people.

*Full Circle*

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