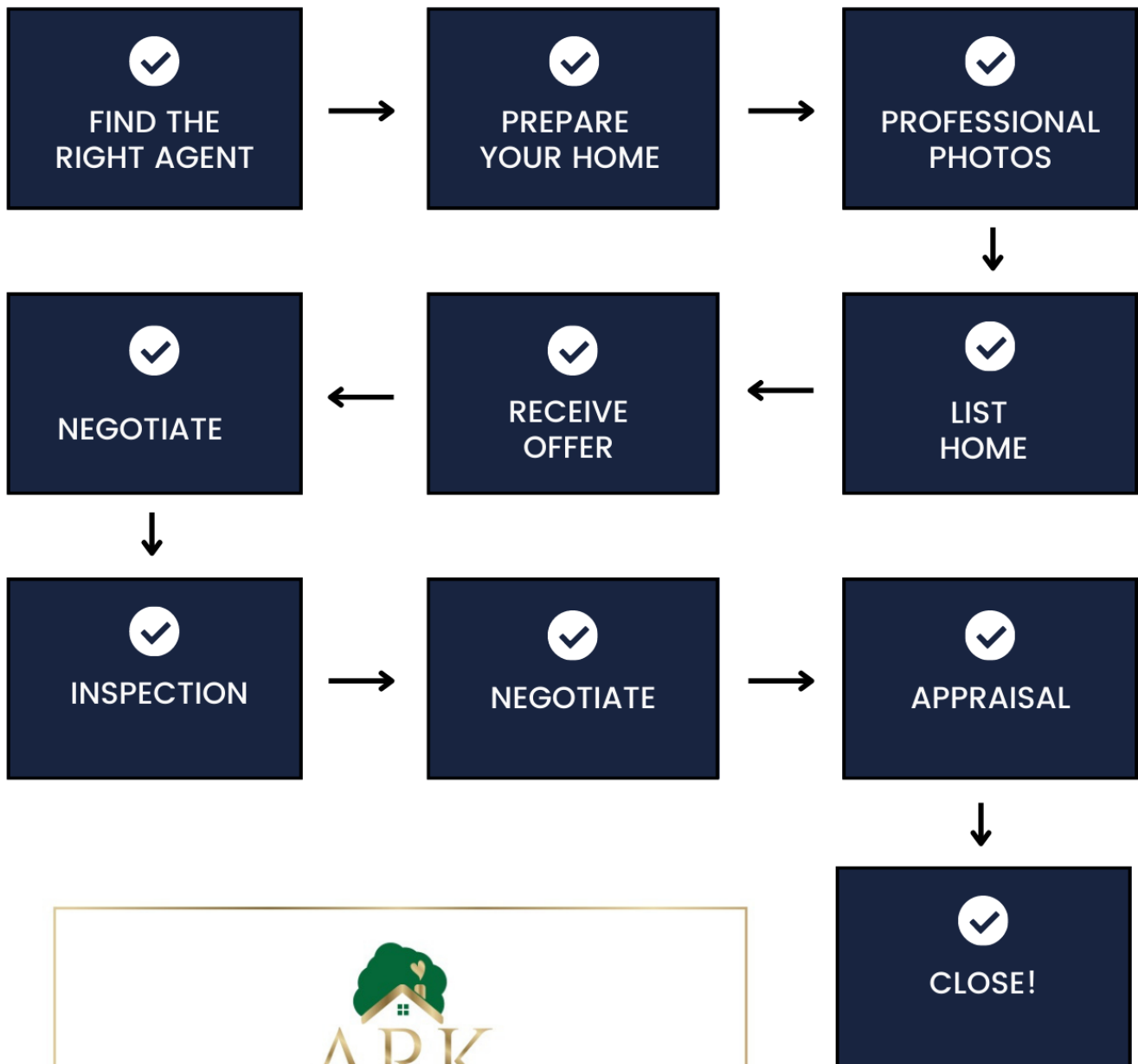


# Home Seller Guide





# SELLING YOUR HOME: Get ready to sell!



## RESOLVE ANY FINANCIAL OBSTACLES BEFORE YOU SELL

***If your property has incurred any sort of debt, encumbrance or lien, you will need to take care of them before settling with your buyer. These obstacles can arise any number of ways:***

- Federal, state or local tax liens
- Encumbrances, liens, encroachments
- Civil court and/or any judgments
- Missed child support or spousal support payments
- Failure to pay homeowners association dues and/or assessments
- General unpaid debts



## GATHER IMPORTANT DOCUMENTS

- Deed, title paperwork, survey, plat
- Appraisal(s)
- Current mortgage lender contact information & most recent mortgage bill
- Documentation of major repairs, damage or improvements
- Any rental agreements currently in effect
- Past year: utility bills, property taxes, homeowners insurance and termite bond
- Copies of covenants and restrictions
- Power of attorney or trust paperwork

*Then call your local expert!*



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SCAN WITH CAMERA ON PHONE

