

Set the Stage for Maximum Appeal and a Smooth Experience

GR Home Team Needs these items from you:

- Survey
- Previous appraisal
- Key – front door preferred
- Association documents and contact info
- Trust, LLC, or divorce documents
- Alert us to any warranties on home, mechanicals, or appliances
- Well and septic records
- List of home improvements, significant repairs or updates

What to Expect: Photo Shoot

- All rooms of home ready 1 hour before scheduled photo shoot.
- Home clean and free of clutter.
- Move cars or unsightly objects from drive or front of home.
- Exterior and interior will be photographed. We do not photograph storage areas, mechanical rooms, closets, inside garage, or unfinished basement areas.
- GR Home Team will arrive ahead of photographer for final staging and will make any adjustments if needed.
- You do not need to be home. In fact, it's easier if you are not home.
- The photo shoot will take 2-3 hours. Photographer will turn off lights and lock up when finished.
- Edited photos and printed marketing materials are ready 2-4 days after your photo shoot or as stated by your agent.

What to Expect: Buyer Showings

- Your agent will discuss with you how you will receive showing requests.
- 24 hr notice is ideal. Same day showings are common and may start the day your home activates on the MLS.
- Buyers tour with their own agent.
- Generally scheduled for 1 hour. Leave 10 min before scheduled showings.
- Agents should leave a card, turn off lights, and lock up. Alert us of issues.
- Provide a rug for wet or snowy shoes.
- Leave front lights on for safety and ease of agents opening lock box.
- Shovel driveway and front walk.
- Leave lights on and curtains open. A warm welcome is worth the cost.
- Remove all pets.
- No scented candles or air fresheners.
- Keep temperature comfortable even when the home is vacant.
- Leave GR Home Team home info binder and all brochures on kitchen counter.

Set the Stage for Maximum Appeal and a Smooth Experience

What to Expect: Home Inspection

- Completed within 10 days of accepted contract, unless otherwise negotiated.
- Don't discuss or post on social media too much excitement or contract terms.
- Clear access to attic, all mechanicals, and electrical box.
- Empty washer/dryer, oven, dishwasher.
- Leave keys and ensure sheds, garage, and all areas of property are accessible.
- Provide instructions for gas fireplace or anything that is tricky to operate.
- Plan to be away from home 3-4 hours.
- Condition should be same as you had it for a buyer showing.
- Remove pets.
- Results generally received in 2-3 days. Full report is not made available to us.

What to Expect: Appraisal

- Leave GR Home Team appraisal package on front door under key box.
- All areas of the property accessible.
- Plan to be away from home for 1 hour. Do not interact with the appraiser.
- Home in same condition as it was for buyer showings.
- Remove pets.
- Scheduled 1-2 weeks after accepted contract. Results received in 1 week. We do not get a copy of the report.

What to Expect: Transfer of Possession to Buyer

- Check your contract and with your agent. Leave all appliances, tv wall mounts, window treatments, garage door openers, keys and personal items as agreed upon.
- Remove all trash and personal items from home and yard. Only paint or building materials specific and useful to the property should remain.
- Possession transfers at the date and time on the contract. Changes must be negotiated in writing.
- Call utility companies 3-5 days before possession transfer. Follow instructions provided by your agent and do not shut off gas, electric or water.
- It's considerate to leave your home swept or vacuumed and with a light overall cleaning.