

ORANGE COUNTY HOME SELLER CHECKLIST

A practical planning guide from preparation through closing.

Use this checklist to organize questions for your REALTOR®, lender, escrow/title team, inspector, appraiser, insurance professional, and other advisors.

Before Listing

- Clarify goals, timing, occupancy, and your next move.
- Review current value, mortgage payoff, HELOC, and estimated seller net.
- Gather permits, warranties, leases, HOA documents, and improvement records.

Home Preparation

- Prioritize safety, maintenance, cleaning, decluttering, and repairs.
- Discuss which improvements may support marketability and which may not be worth the cost.
- Plan pets, privacy, access, and showing readiness.

Documents and Pricing

- Collect disclosures and property records.
- Discuss comparable sales, pricing strategy, timing, and likely proceeds.
- Confirm how mortgage and HELOC payoff information will be obtained.

Photography and Marketing

- Schedule photography and prepare the home for launch.

- Review marketing channels, showing instructions, and feedback process.
- Keep personal documents and valuables secured.

Showings and Offers

- Coordinate access and evaluate showing feedback.
- Compare price, financing, contingencies, credits, timing, and execution risk.
- Review offer terms with your real-estate professional.

Inspection and Appraisal

- Respond to inspection requests and document agreed repairs or credits.
- Prepare for appraisal and provide relevant improvement information.
- Avoid making assumptions about value, condition, or lender approval.

Escrow and Closing

- Coordinate escrow, title, disclosures, payoff, insurance, and signing.
- Confirm wire-fraud precautions using trusted contact information.
- Plan moving, utilities, final walkthrough, keys, recording, and closing logistics.

Related Realty Savers tools: [What Is My Home Worth?](#) · [Seller Net Calculator](#) · [Selling With a HELOC](#) · [Buy First or Sell First?](#)

Get My Home Value: realtysavers.com/contact-realty-savers/

Educational information only. This checklist is not legal, tax, title, escrow, inspection, appraisal, insurance, or lending advice. Confirm transaction-specific details with the appropriate licensed professionals.