

A hand is shown from the wrist up, holding a small, detailed model of a two-story house. The house has a brown roof, a chimney, a balcony on the second floor, and several windows. The background is a blurred image of a person's arm and hand, suggesting the hand is holding the model house. The overall image has a dark, muted color palette.

TIMELINE OF A HOME SALE

SEATTLE REAL ESTATE LAW GROUP

Seattle realestatelawgroup.com

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Inspect Your Home To Identify Any Issues

In Washington State, Review the Seller Disclosure Statement (Form 17) in order to review any issues with the house that you are required to disclose to a purchaser.



Determine The Value (Price) of Your Home

Interview several real estate brokers that you have researched for their expertise and knowledge of your location. You may also want to have the home appraised by a licensed appraiser.



The background of the slide is a light gray surface covered with numerous 3D models of houses. Most of these models are a uniform light gray color. One house model, located slightly to the right of the center, is a distinct red color, making it stand out from the others. The houses are scattered across the frame, some appearing closer and larger, while others are further away and smaller, creating a sense of depth.

Prepare Your Home For Sale

Complete repairs and cosmetic improvements to your home. This may include paint, carpet, and landscaping.

Order A Title Report

It is best practice to order a Title Report (called a Preliminary Commitment) regarding your home from a licensed title company.

The Title Report would show any liens, surveys and known encroachments related to your home. It would also show the legal title regarding ownership of the home. For example, a home may be titled as a partnership, trust, community or separate property, or an estate.



Listing Agreements:

If you are hiring a real estate broker, have an experienced real estate attorney review the listing contract before signing the agreement.

There are a variety of ways to sell your home. Many of these options require you to sign a contract or other agreements. It is recommended that you have an experienced real estate attorney review any documents related to the sale of your home prior to signing.

List or Advertise Your Home For Sale

Once your home is on the market, you will likely have a Keybox allowing real estate brokers to show your home. You will want to determine how much access and the times you want potential purchasers to tour your home. You may also need to answer questions about the condition or management of your home.

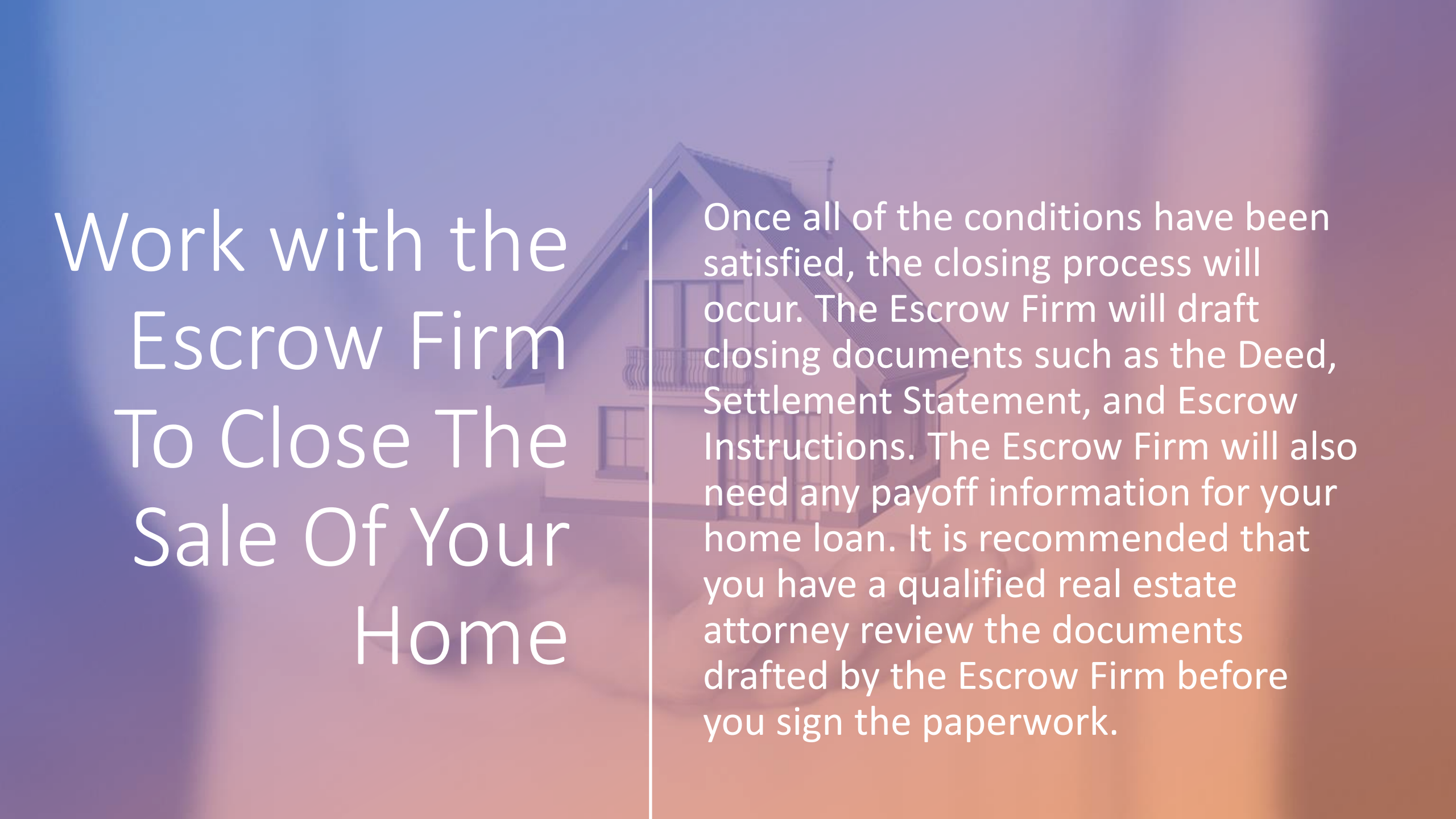
Offers on Your Home

Depending on the state of the housing market, you may receive one or many offers to purchase your home. With one or multiple offers, there are many terms that should be reviewed in addition to the offer price. Some examples are financing and possession issues. It is recommended that a home seller engage an experienced real estate attorney to review any offers prior to acceptance.



Pre-Closing Conditions

After you have accepted a Purchase and Sale Contract, there will likely be one or more conditions that will need to be satisfied before the sale closes. These conditions may include inspection, appraisal, financing, title, and other conditions.



Work with the Escrow Firm To Close The Sale Of Your Home

Once all of the conditions have been satisfied, the closing process will occur. The Escrow Firm will draft closing documents such as the Deed, Settlement Statement, and Escrow Instructions. The Escrow Firm will also need any payoff information for your home loan. It is recommended that you have a qualified real estate attorney review the documents drafted by the Escrow Firm before you sign the paperwork.



CELEBRATE THE SALE OF
YOUR HOME!

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