

MODERN AGENT



MOVING GUIDE

@KARENSELLSGEORGIAHOMES

HEY THERE!

I'm Karen Spangler, your Gwinnett County Real Estate Agent, fueled by coffee, a good book and crafting. I'm a homebody at heart! I have a passion for making moving as easy as possible for my clients, which is why I create free guides like this!

I created this Moving Guide to provide my sellers with the tools they need to move into their next home with ease and confidence.

Whether you're ready to list your home tomorrow or 12 months from now, I've got your back! I hope you'll take the time to read through this guide (or print it and hang it up for easy reference!) to make your next move less stressful!

Karen



MODERN AGENT MOVING DAY CHECKLIST

- START PURGING AND DE-CLUTTERING BEFORE YOU PACK
- RESEARCH MOVERS AND LOCK ONE IN FOR MOVING DAY
- TAKE PICTURES OF YOUR STYLED SHELVES AND ARTWORK
PACK ONE ROOM AT A TIME - KEEP OUT WHAT YOU NEED
- CREATE A MOVING GAME PLAN SO YOU'RE READY
- PURCHASE BOXES, TAPE, LABELS AND OTHER SUPPLIES
- CONTACT CURRENT UTILITY SERVICES TO CANCEL
- SET UP NEW SERVICES AT YOUR NEW ADDRESS
- LABEL SIDES OF BOXES WITH COLOR CODED LABELS
- CREATE A MOVING DAY SURVIVAL KIT (PUT IN A BASKET
OR BIN)
- PUT COLOR CODED SIGNS OUTSIDE OF EACH ROOM FOR
MOVERS
- PICK UP BEVERAGES AND ORDER PIZZA FOR MOVING DAY

POST MOVING checklist

Order new return
address labels

Paint before
you unpack

Change your
address
with DMV

Change the locks
& door codes

Setup Internet
& Cable

Change
billing address for
online bill pay

Register new
warranties

Track paint colors
& updates in
Notes App

Update friends &
family of new
address

Change your
address with
USPS online

Update your
address at
work

Host
housewarming
party!

HOW TO
MOVE UP TO YOUR
dream home

Figure out your
financing

STEP
01

Do you HAVE to sell before you can buy? Talk to a lender about your financing options.

It's time to determine what amount your home can realistically sell for based on comps & any upgrades you've done.

STEP
02

Figure out your
market value

Determine your
estimated proceeds

STEP
03

After we figure out the market value of your home, we'll subtract what you owe along with other selling expenses to determine your estimated net proceeds.

Based on Step 1, Establish timelines for getting your house on the market & starting your dream home search.

STEP
04

Make a Plan
with your Agent

THE MODERN AGENT DIFFERENCE

More than an agent:

With me, you get more than an agent. You get a friend and a mentor who is dedicated to making your move a smooth and even enjoyable, as much as it depends on me! I want you to feel supported every step of the way!



01

02



Modern Expertise:

I hire a professional photographer to take photos of your house. This is so important for marketing your home. Also, I'm connected to best agents across the state of Georgia and the U.S so I always have someone to bounce ideas off of to make your listing as visible as possible! No stale marketing here.

Closing Day:

Closing day is just one of the many milestones I'm excited to reach with you! This is a day of celebration!! I always try to have a fun closing gift to share. Getting to the closing table means WE DID IT!!!!



03

Bonus!

WHAT TO PRE-PACK BEFORE LISTING

- OUT OF SEASON CLOTHES: PACK IN STORAGE TUBS
- EXCESS LINENS: BLANKETS, TOWELS, SHEETS, ETC
- KITCHEN COUNTERS: THESE SHOULD BE MOSTLY CLEAR
- CLOSETS: AIM FOR 60% FULL, KEEP FLOORS CLEAR
- KITCHEN CABINETS: DONATE/PRE-PACK EXCESS COFFEE MUGS, POTS/PANS, WATER BOTTLES, ETC
- KIDS TOYS: TOSS RANDOM PIECES, DONATE TOYS THEY DON'T PLAY WITH, KEEP NUMBER OF TOYS OUT AT A MINIMUM
- EVERYTHING ON YOUR REFRIGERATOR
- UNUSED TOYS OR TOOLS IN GARAGE
- EXCESS HOME DECOR (IF THE ROOM LOOKS BEAUTIFUL WITHOUT IT, PACK IT)



The difference between ordinary and extraordinary is that little extra. Working with me always includes "that little extra"! I never you want you to feel that I am so busy you cannot get in touch with me. I am all about communication and make sure I'm available and if I'm not in that moment, communicating when I will be is important.

I am an open book and always working to educate you with all things real estate and sharing my best (financial tips, expert moving tips, organizational tips, etc) to help make your move as smooth as possible!

Every experience is slightly different because every client is different! I strive to continuously provide that "little extra" in every single transaction. I want your home selling experience to not only be enjoyable but to be memorable and fun!

I hope to continue serving you as your agent soon!

Karen Spangler