

MOVING Guide



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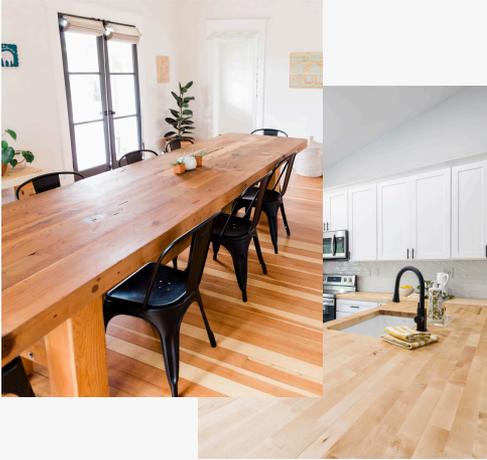
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SCHEDULE THE MOVERS



After Conditional loan approval

- ✔ Loan Approval complete (15 to 10 days prior to closing date.)
- ✔ Declutter! Sort through every drawer, closet, cupboard & shelf, removing items you no longer need or like. Donate or sell items that are in good condition
- ✔ Get copies of medical records and store them with your other important documents
- ✔ Change address with all Doctors Offices and Hospitals

4 WEEKS TO MOVE

- ✔ Get estimates from moving companies
- ✔ Buy/find packing materials
- ✔ START PACKING
- ✔ Create an inventory of anything valuable that you plan to take

2 WEEKS TO MOVE

- ✔ Schedule time for closing
- ✔ Change address: mailing, subscriptions, etc.
- ✔ Contact utility companies (water, electric, cable)
- ✔ Minimize grocery shopping
- ✔ Schedule movers/moving truck (This can also be done at week 3 but make sure you can get your deposit back if the buyer fails to close)

3 WEEKS TO MOVE

- ✔ Loan approval complete for buyers
- ✔ Complete title search (Title company will do this)
- ✔ Keep on packing

1 WEEK TO MOVE

- ✔ Finish the final packing
- ✔ Clean Home must be free of all debris and broom swept at bare minimum for the new owners (applies to the seller)
- ✔ Pack essentials for a few nights in new home
- ✔ Confirm delivery date with the moving company

CLOSING *day*

CLOSING DAY

Closing is the moment when ownership officially transfers from the seller to the buyer. Both the seller and buyer sign the necessary paperwork. If the property has an existing mortgage, the title company will wire the seller's loan payoff to their mortgage lender. The seller's proceeds will be wired directly to their bank account or, alternatively, a check can be mailed to the seller's new address.

Once all funds have been disbursed, the title company will notify all parties—typically via email or phone—that the transaction is officially closed. At that point, buyers receive the keys to their new home, and sellers embark on their next adventure.



FINAL WALKTHROUGH

As your agents, we will conduct a final walk-through with or on behalf of the seller/Buyer within 24 hours of closing to ensure the property's condition aligns with the terms of the contract and any addenda. This final inspection typically takes about an hour. We will also verify that any agreed-upon repairs have been completed to satisfaction.

We will be sure to:

- Make sure all appliances are working properly
- Run the water in all the faucets and check for any possible leaks
- Open and close garage doors with opener
- Flush toilets
- Run the garbage disposal and exhaust fans



CLOSING TABLE

Who may be at closing:

- ✓ Your agent
- ✓ Your loan officer
- ✓ The seller
- ✓ Buyers Realtor
- ✓ The seller's agent
- ✓ A title company representative
- ✓ A Notary
- ✓ Real Estate Attorney

The closing typically takes place at a title company or a real estate attorney's office. Be prepared to sign a lot of paperwork, so get your writing hand ready! Some key documents you'll be signing include the Deed of Trust, Promissory Note (if you are the buyer), and various other important forms.



CLOSING COSTS

Closing costs can vary depending on your home's purchase price and where you are located. You will be provided a settlement statement from the title company with all charges related to the sale of the transaction.

BRING TO CLOSING

- ✓ Government-issued photo ID
- ✓ Government issued Passport
- ✓ Foreign Sellers provide ITIN

The Next New Adventure

Congratulations! You are now officially on your way to your next journey in life!! Time to celebrate!



Resources



Electrical Companies

FPL (Florida Power and Light)	1-888-988-8249
LCEC (Lee County Electric COOP)	239-656-2300

Water and Sewer Companies

Lee county Utilites	239-533-8845
Fort Myers	239-321-8100
Cape Coral Water and Sewer	239-242-3851
Punta Gorda Water and Sewer	941-639-2528
Charlotte County Utilities	941-764-4300
Naples Utilities	239-213-1800
Collier County Utilities	239-252-2380

Internet and Cable Providers

Xfinity	1-800-934-6489
Quantum Fiber	1-833-250-6306
Centurylink	1-239-437-1700

County Websites for Homestead exemption

https://www.leepa.org/	Lee County
https://www.ccappraiser.com/	Charlotte County
https://www.collierappraiser.com/	Collier County

United States Postal Service

USPS Customer Service address change	1-800-275-8777
USPS.com/move	

Local Government websites

Look for garbage /watering days

https://www.capecoral.gov/
https://www.leegov.com/
https://www.colliercountyfl.gov/government
https://www.charlottecountyfl.gov/

Garbage Providers

Waste Pro	239-574-0425
Waste Management	1-800-482-6406

Cable Television Providers

Xfinity	1-800-934-6489
Century Link	1-239-437-1700
Direct TV	1-866-478-1087
Dish Network	1-800-333-3474

There are NO business affiliation or personal interests with any of these resources offered. Please Research any and all business prior to obtaining their services

Resources



Pool Service, Pool Instillation

Sunset Pools	239-772-7665
Penguin Pools	239-542-3410
Bahama Pools	239-481-8404
Pinch a Penny Pool service	239-772-2300
Pool doctor	239-574-1133

LANDSCAPING & LAWN CARE

Danny Yates	239-772-1595
Palm City Nursery	239-336-9484
Juniper Landscaping	239-561-5980
Shane Caldwell Mowing	941-585-1113

HOME INSPECTOR

Fish Forward Inc.	410-207-2232
Sherlock Home Inspection	239-292-0756
A Handy Home Inspector	239-340-0375
CB Home inspections	239-896-3671
A Healthy Home Inspector	239-220-5107

Garage door, Appliance Repair, Window Repair

Percision Garage Door	877-301-7474
Action Automatic Door	239-768-3667
Gulf Coast Appliance Repair	239-594-2147
Slider Man	866-594-1969
Florida Windo Geeks	239-308-6868

ELECTRICAL

Always Afordable Electric	239-229-6377
Acra Electric Inc.	239-542-1624
Cheslosky Electric	239-997-2052

SELF STORAGE

ExtraSpace Storage https://www.extraspace.com	1-877-392-9286
SelfStorage https://www.selfstorage.com	1-844-611-1738

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Resources



PLUMBING & IRRIGATION

Davis Junior Plumbing	239-558-8599
Waterman 911	239-574-6150
Charlie's Irrigation Inc	239-772-4006
Coastal Irrigation & Plumbing	239-368-6862

HVAC

Freedom Heating & Cooling	239-237-3332
Florida Cooling Solutions	239-323-6524
Blue Breeze Heating And Air Conditioning	239-247-9409
Plumbing & Cooling Nerds	239-829-5434

ROOFING

RRCA Roofing	239-312-0051
Roman Roofing	239-458-7663
Saint Raphael Roofing	239-220-5120
JKS Construction and Engineering (Gutters)	239-896-3671

SEPTIC SYSTEMS

Honc Septic Systems	239-772-4662
Crews Septic Systems	239-549-3500

PEST CONTROL

Tony' Pest Control	239-479-5289
Truly Nolan	239-549-5656
Home Team Pest Defense	239-561-1300

Painting and Drywall

Marlin Painting	239-220-3816
Quality Painting by Alex	239-823-7912
Dependable Drywall	941-639-4440
Ultimate Drywall& Stucco	239-826-0514

LONG DISTANCE MOVERS

College hunks Hauling Junk.	844-522-0648
Uhaul	239-567-9179
PODS Portable Storage	855-706-4758
Pack Rat Portable storage units	800-722-5728

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The businesses and resources listed in the “Resources” section are provided solely as suggestions based on feedback from previous customers. We have NO personal or business affiliations with any of these companies. Please conduct your own research before engaging with any service provider. We assume no responsibility for the business practices or services rendered by the companies mentioned in this guide.

