



What to Expect when you're Listing



1 Just Listed

- ☐ Sign Listing
- ☐ Staging Scheduled Within 48 Hours - Stager Will Call Seller
- ☐ Seller Homework Assigned and Completed Within Two Days
- ☐ Clean Sweep of Home: House Cleaning, Carpet Cleaning, Window Cleaning

2 Picture Perfect

- ☐ Staging Completed After Home Cleaning
- ☐ Professional Photography/ Videography, 360 Tour for Zillow Within Two Days of Staging
- ☐ Matterport Virtual Walk-Through Photography Within Two Days of Staging

3 Handing over the Keys

- Three Days Prior to Going on LiveActive:
- ☐ For Sale Sign Up
 - ☐ Keys To Agent

4 Marketing Approvals

Within 24 Hours of Delivery, Sellers will...

- ☐ Approve Photos
- ☐ Approve Marketing Materials
- ☐ Disclosure Information Completed

5 Going Live

- ☐ Supra Lock & Combo Box, Text Rider on Sale Sign, Brochures/ Flyers On-Site
- ☐ Home is Live on The Market Within Seven Days of Video/Photo Approval



6

Marketing your Home

- ☐ Just Listed Mailing Within 7 Days of Going Live
- ☐ Bi-Weekly Marketing Plan
- ☐ Updates to Seller

7

Showings

- ☐ Showing Appointments
- ☐ Feedback From Showings - Lynea Carver Group Will Call and Email to Request Feedback

8

Offers

- ☐ Receive Offers
- ☐ Review Offers - Agents and Lenders Fill Out Questionnaire, Calls to Lenders Within 24 Hours
- ☐ Negotiate Terms

9

Pick your Buyers

- ☐ Fully Executed Contract - Agreed and Signed By Both Seller and Buyer
- ☐ Rent Back Option Discussed in Offer
- ☐ Open Title and Escrow
- ☐ Receive Buyer's Earnest Money Deposit

10

Inspections

- ☐ Inspection
- ☐ Request For Repairs From Disclosures/ Inspection Report
- ☐ Negotiate Repairs After Inspection
- ☐ Healthy and Safety Concerns, Leaks, Insects, Damage, and Structural Issues



11

Show me the Money

- ☐ Buyer Secures Loan
- ☐ Appraisal Done
- ☐ Buyer Removes Contingencies
- ☐ Loan Documents Ordered

12

Closing Time

- ☐ Closing Documents Signed By Buyer and Seller
- ☐ Sign Removed
- ☐ Loan Funded and Recorded
- ☐ Sellers Move Out and Buyers Move In

13

Give Props to your Agents

- ☐ Seller Gives Lynea Carver a 5-Star Review
- ☐ Seller Entered into Referral Program and Giveaway



Got questions about the listing process? Just ask!

Lynea Carver - Your Dream Home Matchmaker



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