THE SELLER'S GUIDE

Want to Sell, But Where Will You Go?

The Next-Move Game Plan

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"I want to sell, but where am I going to go?" It is the number one concern homeowners share, and it is a completely valid one. Here is the truth: selling your home does not mean figuring out your next move afterward. The plan comes first. The For Sale sign comes second.

Your Five Next-Move Paths

1. Buy your next home

Sell and purchase in one coordinated plan, using your equity as the down payment on the home that fits your life now.

2. Downsize

Trade square footage you no longer use for lower costs, less upkeep, and cash in your pocket.

3. Relocate

A new city or state. We time the sale around your move so you are never stuck managing a property from far away.

4. Rent temporarily

Sell at the top of your market, bank the equity, and rent while you decide your next step with zero pressure.

5. Coordinate both transactions

Sell and buy back to back, with contracts, financing, and moving day lined up for the smoothest possible transition.

Buying Time: Four Tools That Control Your Timeline

The timing of your sale is more negotiable than most homeowners realize. Depending on your situation, Stephanie can negotiate terms that give you extra room to move:

Post-closing occupancy

Stay in your home for a period after closing while you finalize your next move.

Negotiated closing dates

Pick a closing date that lines up with your purchase, your lease, or your relocation.

Back-to-back closings

Close your sale and your purchase in sequence so the equity flows straight into the next home.

Flexible possession terms

Extra days, extended timelines, and move-out windows written into the contract up front.

Before the Sign Goes Up: Your 5-Point Checklist

- Know your number: get a professional home value report (complimentary, no obligation).
- Pick your path: buy next, downsize, relocate, rent, or coordinate both.
- If buying, get pre-approved first so your budget is real, not a guess.
- Map the timeline: closing dates, move dates, and backup plans on one calendar.
- List with the plan in place, and negotiate timing terms into your contract.

Let's build your plan before the For Sale sign.

Every situation is different, and your home sale is only one part of the process. Call or text Stephanie at 786-872-5151 for a free, no-pressure planning conversation, in English o en Español. You will leave knowing your home's value, your best path, and your timeline.