
7101 Arsenal



Prepared especially for:

For Sale By Owner
7101 Arsenal
Saint Louis, MO 63143

May 23, 2008

Prepared by:

Katie Casey, REALTOR®
Coldwell Banker Gundaker
421 S. Kirkwood
Saint Louis, MO 63122
Mobile: 314-644-0936
Office: 314-965-3030
Fax: 314-965-2858
email: kacasey@cbgundaker.com
Web: www.KatieCasey.net



Katie Casey

Affiliation

Coldwell Banker Gundaker
421 S. Kirkwood
Saint Louis, MO 63122
Mobile: 314-644-0936
Office: 314-965-3030
Fax: 314-965-2858



Education

B.A.S., Washington University in St. Louis

Professional Associations

I am proud to be a 3rd Generation Realtor.
Member of the National Association of Realtors.
Member of the Missouri Association of Realtors.
Member of the Saint Louis Association of Realtors.
Member of the Saint Louis Regional Multiple Listing Service(MLS).
Member of the #1 Real Estate Team in the St. Louis area - Coldwell Banker Gundaker!
Member of the most successful residential real estate brokerage company in the nation - NRT.

Personal Information

Whether you are hoping to become a first time homeowner or you are a seller with UHaul on your speed dial, please consider me for all your real estate needs!

My areas of service and specialty include (but are not limited to!) St. Louis City, University City, Maplewood, Brentwood, Clayton, Rock Hill, Glendale, Warson Woods, Webster Groves, Kirkwood, Oakland, Ballwin, and Ladue. I service the entire Saint Louis County, City, & Saint Charles area.

Our Company

Coldwell Banker was founded in 1906 on a commitment to professionalism and customer service that remains the core of our business philosophy today. We are the nation's oldest real estate organization and our experience has helped make the dream of homeownership a reality for millions of families. Our realtors are a reflection of our belief in customer service and providing an exceptional real estate experience. Our company has more than 3,500 independently owned and operated residential and commercial real estate offices with over 112,000 Sales Associates globally. The company is an industry leader in residential real estate, and in niche markets such as resort, new homes and luxury properties.

Whether you are a first-time buyer or in the process of stepping up to your "dream home," Coldwell Banker is a great place to begin the process. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs. We have made over 200,000 properties available for sale and given you access to the brightest and most professional Sales Associates in the real estate business. Coldwell Banker® Sales Associates are the reason our customers continue to work with Coldwell Banker, transaction after transaction. They are local market experts dedicated to guiding you through the entire real estate process and helping you with all of the details before, during and after the sale.

We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

©2007 Coldwell Banker Real Estate LLC. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker® Office is Independently Owned and Operated, except offices Owned and Operated by NRT LLC. Neither Coldwell Banker Real Estate LLC nor any of its franchisees or other affiliated companies, including Realogy Corporation, provides any product or service in connection with the program. All products and services provided by eNeighborhoods, LLC, a Dominion Enterprises Company.

Comparative Market Analysis Explanation

The remainder of this presentation contains information that will enable us to compare your home to others like it in the market place. This comparison will help us decide the fair market value for your home in the current market. Once we have decided on a price and tested it, changing market conditions may require adjustments to the price to remain competitive.

This comparison is called a comparative market analysis (CMA). It uses the most current and reliable information from the Multiple Listing Service (MLS), real estate firms, and title companies in this community. The homes included in this analysis are a sampling of properties in the area that are currently for sale or that have recently sold. They provide us a base line from which to begin our comparison. Other factors considered in this comparison are square footage, location, amenities, the physical condition of your property, and the effects of any existing financing on your home.

At times, the term "fair market value" causes confusion. The definition has three basic parts – particular house – current condition – time frame (usually 30 to 90 days). Put simply, fair market value is the price at which a home will sell within a reasonable amount of time. This CMA will allow us to figure, using the above information, the fair market value for your home. Remember this is just an estimation and the price could vary up or down depending on the motivation of the buyer, seller and any fluctuations in the market.

Factors that Determine the Value of Your Home

There are many factors that determine the value of your home in the current market. The home itself is only a part of the puzzle. We'll take you through each factor to help clarify the process we use to establish your home's value.

Location

- Where your home is located may be the single most important factor when determining the value of your home.

Condition

- The condition of your home affects the price and how quickly it will sell. The appearance both inside and out can bolster the buyer's perception. Since emotion plays a large part in buying a home the buyer's first look is important!

Price

- Establishing the correct price for a home will help insure a quick sale for your home. This comparative market analysis will enable you to decide the optimum price for your home.

Competition

- Buyers will evaluate your home against others they deem comparable. Properties currently for sale and properties that have recently sold will have the greatest impact on the market value of your home.

The Market

- The real estate market is always changing and these changes may affect property values. Knowing that it is difficult to forecast the market, a flexible marketing plan will help prepare you and your home for sale.

Properties Currently for Sale

3460 Manhattan Ave

1



City/Area: St Louis, MO 63143-3538

MLS#: 80019227

List Price: \$129,900

Sold Price: N/A

Beds: 3

Baths: 1

Year/Age: 36

\$/Sq. Ft.: \$146

Lot Size: 4,833.00

DOM/MT: 54

List Date: 3/31/2008

Sq. Ft.: 888

Map Code: M23, 36

Census

Tract: 1039.00

Remarks: Everything is new: Roof, Siding, Windows, Kitchen, Bathroom, Electric, Paint, Flooring, Fixtures, Porch. One house away from Maplewood and new construction is all around.

7059 Tremont Ave

2



City/Area: St Louis, MO 63143-3530

MLS#: 80024468

List Price: \$124,900

Sold Price: N/A

Beds: 3

Baths: 1

Year/Age: 59

\$/Sq. Ft.: \$122

DOM/MT: 33

List Date: 4/21/2008

Sq. Ft.: 1,022

Map Code: L21, 37

Census

Tract: 1039.00

Remarks: Location, Location, Location---just minutes from I-44, SLU and Wash U Campuses...this home has been updated throughout with newer windows, bath and kitchen w/oak cabinets and new appliances!!! Interior recently painted throughout and ready to move in...

Prepared by Katie Casey, REALTOR®



Properties Currently for Sale

2229 Richert Plc

3



City/Area: St Louis, MO 63143-2521

MLS#: 80013717

List Price: \$121,900

Sold Price: N/A

Beds: 2

Baths: 1.5

Year/Age: 83

\$/Sq. Ft.: N/A

DOM/MT: 79

List Date: 3/5/2008

Map Code: M22, 36

Census

Tract: 1041.00

Remarks: Spacious bungalow with thermal tilt-in windows, walk-in closet, updated kitchen with breakfast bar. Partial finished basement with half bath, rec room and workshop hobby area. Fenced in backyard with detached garage, covered porch and patio. Two wooden po

2159 Mccausland Ave

4



City/Area: St Louis, MO 63143-2537

MLS#: 80018081

List Price: \$169,000

Sold Price: N/A

Beds: 3

Baths: 1

Year/Age: 85

\$/Sq. Ft.: \$139

DOM/MT: 49

List Date: 3/12/2008

Sq. Ft.: 1,215

Map Code: M22, 36

Census

Tract: 1041.00

Remarks: Truly move in ready. Neutral decor and many updates. Beautiful hardwood floors, pretty crown molding, stain glass windows are a few of the features that will impress. Covered front porch with swing is a welcoming sight. Kitchen updated in '03 with custom

Prepared by Katie Casey, REALTOR®



Expired Properties

7210 Anna Ave

5



City/Area: St Louis, MO 63143-2502

MLS#: 777229

Beds: 2

Year/Age: 96

List Price: \$119,900

Sold Price: N/A

Baths: 1

\$/Sq. Ft.: N/A

DOM/MT: 162

List Date: 11/12/2007

Map Code: M22, 36

Expired Date: 4/29/2008

Census: 2170.00

Tract:

Remarks: Wow! What a charmer! Welcome to this charming updated home in the heart of all of the excitement! All the Big Ticket items have been done for you. Beautiful updates throughout: Furnace '05, Windows '05, 30 Year Architectural Roof '05, fresh paint interio

7125 EMILIE St

6



City/Area: St Louis, MO 63143-3420

MLS#: 776226

Beds: 3

Year/Age: 112

List Price: \$324,900

Sold Price: N/A

Baths: 2.5

\$/Sq. Ft.: \$162

DOM/MT: 162

List Date: 11/6/2007

Sq. Ft.: 2,000

Map Code: M22, 36

Expired Date: 4/16/2008

Census: 1039.00

Tract:

Remarks: COMPARE THIS RENOVATION TO NEW CONSTRUCTION IN THE AREA. THIS HOME SITS ON A LARGE LEVEL LOT WITH NEW TWO CAR GARAGE. THE HOUSE HAS BEEN COMPLETELY RENOVATED INCLUDING A TWO STORY ADDITION. THE MAIN FLOOR FEATURES LIVING ROOM, SEARATE DINING ROOM, NEW KIT

Prepared by Katie Casey, REALTOR®



Properties Recently Sold

7110 Emilie St

7



City/Area: St Louis, MO 63143-3421

MLS#: 747945

Beds: 3

Year/Age: 107

List Price: \$174,900

Sold Price: \$174,900

Baths: 2.5

\$/Sq. Ft.: \$100

DOM/MT: 79

List Date: 7/3/2007

Sold Date: 10/8/2007

Sq. Ft.: 1,752

Map Code: M22, 36

Census

Tract: 1039.00

Remarks: Great family home with large rooms. The updated eat-in kitchen is huge. Both the living room and dining room feature corner, floor to ceiling, brick fireplaces. The dining room has a gas log insert and the living room has a free standing gas log stove. Fro

2739 Ellendale Ave

8



City/Area: St Louis, MO 63143-3409

MLS#: 730970

Beds: 3

Year/Age: 107

List Price: \$129,900

Sold Price: \$130,000

Baths: 1

\$/Sq. Ft.: N/A

DOM/MT: 22

List Date: 4/30/2007

Sold Date: 6/5/2007

Map Code: M22, 36

Census

Tract: 1039.00

Remarks: Adorable 2 story in highly sought-after neighborhood in City of St. Louis. This home boasts a large living room with floor to ceiling stone fireplace. Spacious kitchen includes lots of cabinet space, built-in dishwasher, gas cooktop, separate electric ran

Prepared by Katie Casey, REALTOR®



Properties Recently Sold

7119 Emilie St

9



City/Area: St Louis, MO 63143-3420

MLS#: 775869

List Price: \$98,000

DOM/MT: 11

List Date: 11/5/2007

Sold Price: \$105,000

Sold Date: 2/22/2008

Beds: 2

Baths: 2

Sq. Ft.: 1,380

Year/Age: 107

\$/Sq. Ft.: \$76

Map Code: M22, 36

Lot Size: 7,396.00

Census

Tract: 1039.00

Remarks: POTENTIAL AND LOCATION, BRING YOUR BUYERS AND RENOVATION SPECIALISTS !! Property is offered AS-IS, Seller to make no repairs or improvements nor provide any inspections or warranties. Proof of funds must accompany each offer and Earnest Money of at least

2728 McCausland Ave

10



City/Area: St Louis, MO 63143-3431

MLS#: 758460

List Price: \$125,000

DOM/MT: 33

List Date: 8/15/2007

Sold Price: \$119,000

Sold Date: 9/28/2007

Beds: 2

Baths: 1

Sq. Ft.: 816

Year/Age: 52

\$/Sq. Ft.: \$146

Map Code: M24, 36

Census

Tract: 1039.00

Remarks: Important Note - *This home sits back from McCausland Ave on an outer road.* Home has already passed Conservation District Inspection. You will want to call this bungalow home. It is move-in ready & immaculately clean. The exterior & interior has been

Prepared by Katie Casey, REALTOR®



Properties Recently Sold

7126 Arsenal St

11



City/Area: St Louis, MO 63143-3402

MLS#: 773422

List Price: \$129,900

DOM/MT: 100

List Date: 10/23/2007

Sold Price: \$125,000

Sold Date: 1/31/2008

Beds: 2

Baths: 1

Sq. Ft.: 1,335

Year/Age: 86

\$/Sq. Ft.: \$94

Map Code: M22, 36

Census

Tract: 1039.00

Remarks: Someone's getting a deal!!!! Totally maintenance free exterior and a detached two car garage. Beautiful stained glass windows, nice wood floors and millwork. Large living room and separate dining area. Close to shopping, Schlafley Brewery and Maplewoods bo

7105 Ellendale

12



City/Area: St Louis, MO 63143-3419

MLS#: 708323

List Price: \$139,900

DOM/MT: 226

List Date: 2/5/2007

Sold Price: \$137,000

Sold Date: 11/18/2007

Beds: 3

Baths: 2

Year/Age: 95

\$/Sq. Ft.: N/A

Map Code: M22, 36

Census

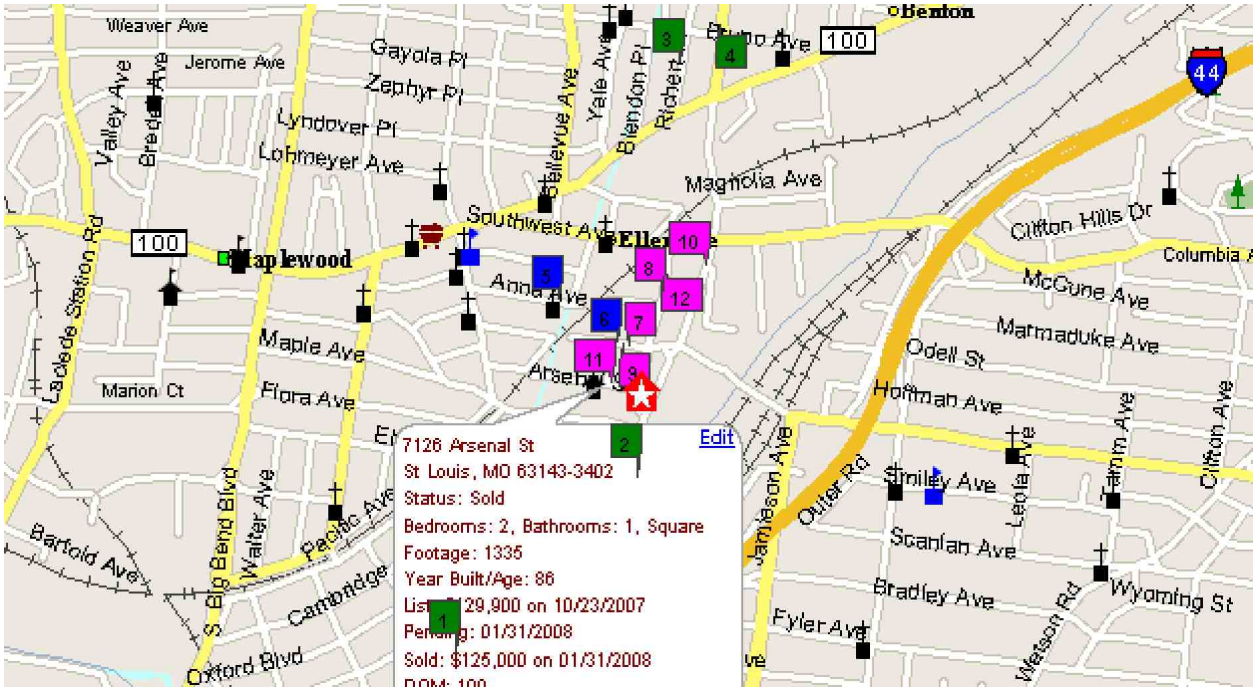
Tract: 1039.00

Remarks: **SELLER TO PAY \$4000 CLOSING COST** Main floor family room. Bonus room off master could be used as 3rd bedroom. Carpet 2005, parquet 2005, ceramic tile 2000, laminate (perigee type) flooring 2006, raised panel wood cabinetry 2000, crown molding 2000, ch

Prepared by Katie Casey, REALTOR®



Map of Comparable Properties



Summary of Comparable Properties

Address	Beds	Baths	DOM	SqFt	List Price	Sold Price	Sold Date
---------	------	-------	-----	------	------------	------------	-----------

Active Properties

3460 Manhattan Ave	3	1	54	888	\$129,900		
7059 Tremont Ave	3	1	33	1,022	\$124,900		
2229 Richert Plc	2	2	79		\$121,900		
2159 Mccausland Ave	3	1	49	1,215	\$169,000		

Averages	53	1,041	\$136,425	N/A
-----------------	-----------	--------------	------------------	------------

Expired Properties

7210 Anna Ave	2	1	162		\$119,900		
7125 EMILIE St	3	3	162	2,000	\$324,900		

Averages	162	2,000	\$222,400	N/A
-----------------	------------	--------------	------------------	------------

Sold Properties

7110 Emilie St	3	3	79	1,752	\$174,900	\$174,900	10/8/2007
2739 Ellendale Ave	3	1	22		\$129,900	\$130,000	6/5/2007
7119 Emilie St	2	2	11	1,380	\$98,000	\$105,000	2/22/2008
2728 McCausland Ave	2	1	33	816	\$125,000	\$119,000	9/28/2007
7126 Arsenal St	2	1	100	1,335	\$129,900	\$125,000	1/31/2008
7105 Ellendale	3	2	226		\$139,900	\$137,000	11/18/2007

Averages	78	1,320	\$132,933	\$131,816
-----------------	-----------	--------------	------------------	------------------

Prepared by Katie Casey, REALTOR®



Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	\$/SqFt
7110 Emilie St	\$174,900	\$174,900	79	0.00 %	\$100
2739 Ellendale Ave	\$129,900	\$130,000	22	0.08 %	N/A
7119 Emilie St	\$98,000	\$105,000	11	7.14 %	\$76
2728 McCausland Ave	\$125,000	\$119,000	33	4.80 %	\$146
7126 Arsenal St	\$129,900	\$125,000	100	3.77 %	\$94
7105 Ellendale	\$139,900	\$137,000	226	2.07 %	N/A
<i>Sold Averages</i>	<i>\$132,933</i>	<i>\$131,817</i>	<i>79</i>	<i>0.84 %</i>	<i>\$103</i>

The Importance of Intelligent Pricing



A competitively priced home will attract a high percentage of prospective buyers.

The Intelligent Pricing Pyramid above demonstrates that a home priced at market value will attract a greater percentage of prospective buyers than a home price above market value. The higher above market value the home is priced, the fewer prospective buyers. A home priced below market value will typically attract the greatest percentage of prospective buyers. The further below market value the home is priced, the more prospective buyers.

Why do you need a Real Estate Professional

Do you really have all the time, energy, information, resources, and contacts to properly market and sell your home? Would the process be a smooth one? Would it give you more time to focus on your personal life? Would you be able to get the best price for your home? Below we have listed just a few areas in which we believe a real estate professional truly earns their commission:

Pricing

A real estate professional is best suited to determine a pricing strategy for your property. You don't want to miss opportunities by overpricing or undervaluing your property. Knowledge about the surrounding areas, pricing trends, local information, and experience will ensure you are getting the best price for your home.

Marketing

A real estate professional has many ways to effectively market your property. Proven marketing methods include flyers, open houses, the internet, local newspapers, and listing in the local Multiple Listing Service (MLS). There is a common misconception that advertising sells real estate. The NATIONAL ASSOCIATION OF REALTORS® studies show that 82% of real estate sales are the result of contacts through previous clients, referrals, friends and family, and personal contacts.

Keep in mind, advertising is only one part of marketing. The choice of media and frequency of advertising depends a lot on the home and specific market. Overexposure of a property in any media may give a buyer the impression the property is distressed or the seller is desperate. A qualified real estate professional will know when, where and how to advertise your property.

Marketing also includes the exposure of your home to other real estate professionals and the general public. In many markets over 50% of real estate sales are cooperative sales; that is, a real estate professional other than yours brings in the buyer. Your real estate professional acts as the marketing coordinator, disbursing information about your property to other real estate professionals through the MLS, open houses, and office meetings.

Preparation is critical to marketing your property effectively. A real estate professional is best suited to recommend repairs and cosmetic work that will significantly enhance the salability of your home.

Security

When the property is marketed with the help of a qualified real estate professional, you avoid allowing strangers into your home. Real estate professionals will generally pre-screen and accompany qualified prospects through your property. This increases your safety and allows for any last minute preparation.

Negotiating

Your real estate professional can assist you with objectively evaluating every buyer's proposal without compromising your marketing position. This initial agreement is only the start of a process that involves appraisals, inspections, and financing - and a lot of potential obstacles. Your real estate professional can help you write a legally binding agreement that will be more likely to make it through this complicated process.

Monitoring, Renegotiating and Closing

Between the initial sales agreement and closing/settlement, questions may arise. For example, unexpected repairs are sometimes required to obtain financing or a concern with the title could potentially be uncovered. The required paperwork alone is intimidating for most sellers. Your real estate professional is the best person to objectively help you resolve these issues and move the transaction to closing/settlement.

Your real estate professional can also meet with other professionals involved in the transaction process. Their industry contacts can make sure any unforeseen issues are handled reliably and quickly.

Where the Money Goes



Normally, real estate commissions are split four ways.

1. The listing broker
2. The listing agent
3. The selling broker
4. The selling agent.

Each of these professionals serve a very important role in the sale of your home, and is duly compensated.

Maximizing First Impressions

Exterior and Curb Appeal

- Experts say most buyers make their decision at first sight.

General Exterior

- Prospective buyers will react well to signs your home has been meticulously maintained.
- Manicure landscaping: mow, edge and water lawn, trim hedges, weed and fertilize flowerbeds, and prune trees.
- Keep driveway clean and free of parked cars, and keep the garage door closed.
- Repair or replace loose or damaged roof shingles.
- Minimize cracks or crumbling on walkways, walls, or steps, and keep them clean and free of obstructions like toys or snow.
- Items from RV's to waste cans left out can contribute to a cluttered or busy appearance. Make sure that from the street, your property appears clear.
- Inspect appearance of interior window coverings from the curb.
- Repair any peeling paint or loose caulking on windows or other areas.
- Take steps to eliminate insect or rodent pests.
- Pick up after your pets and neighborhood animals.

Doorway

- While agents work the lockbox for a key, buyers have idle time to notice details.
- Apply a fresh coat of paint to the front door.
- Consider adding pots of flowering plants in the entryway if weather permits.
- Eliminate cobwebs and groom doorway area windows, porch light, or decorative glass.

Interior Appeal

- Once inside, experts say most buyers are reaffirming their curbside decision.

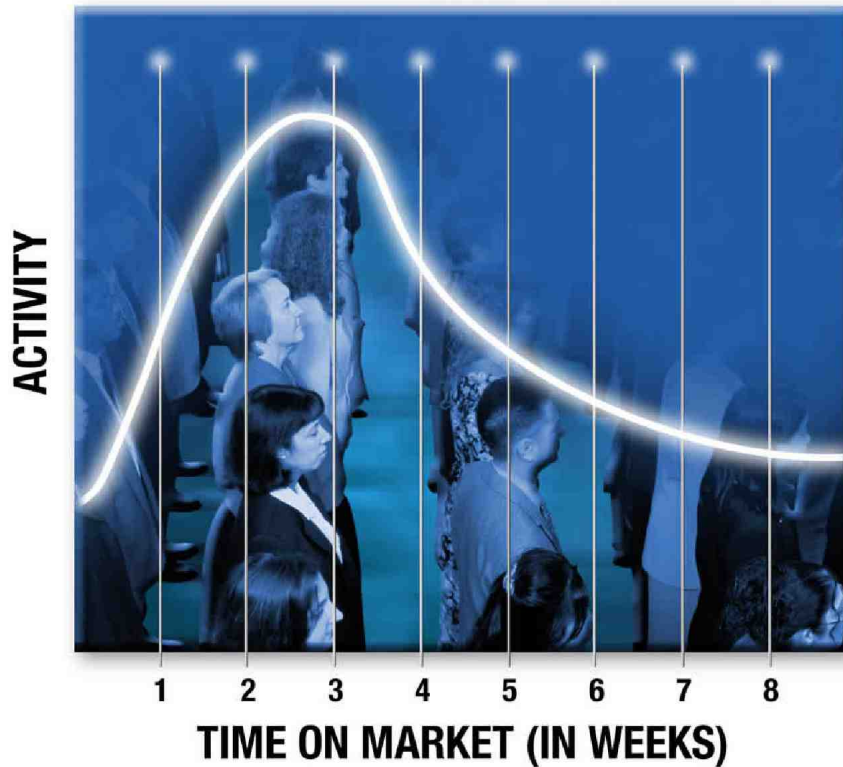
Clean, Clear, Light and Bright

- Give every room in the house a thorough cleaning and remove all clutter. Hiring a cleaning service may pay for itself by adding to a buyer's perceived value of your home.
- For a sleeker, more spacious look, consider placing furniture from crowded rooms in storage.
- Clear kitchen counters of everything other than perhaps a few pretty items. Ask yourself: In a model home, would a professional decorator put your choice of items out on the counter?
- Remember, closets will be opened! Keep closets, cupboards, and even your attic orderly and neat. Since you're anticipating a move anyway, consider holding a garage sale or boxing and storing unused belongings.
- If necessary, repaint or clean/replace dingy, soiled or strongly colored walls, and window and floor coverings with a light, neutral shade. Bright rooms look bigger, and neutral colors help buyers envision their own furnishings and décor.
- Repair dripping faucets, burned out light bulbs, or cracked windowpanes.
- Repair cracks, holes or damage to plaster, wallboard, wallpaper, and tiles.

Warm and Homey

- Subtle scents of potpourri in bedrooms or baths and fresh baked cookies or cinnamon in the kitchen can make your home more inviting.
- Keep an attractive set of towels in each bathroom to be brought out only for showings.

Selling Price vs. Timing



You need to price your home prudently from the beginning, when buyer interest will be high.

Timing is very important in real estate. The above graphic shows the importance of placing your property on the market at a realistic price from the start. A home attracts the most excitement and interest when it is first placed on the market for sale. A home has its greatest chance for selling when it is newly listed. Pricing your home correctly, from the start, will help it sell in the shortest possible time frame.

Successful Showings and Open Houses

When you plan open house appointments, it allows you time to prepare, but there are times when you won't have the luxury of advanced notice and your property needs to look the best that it can to entice the motivated buyer. Remember, every time you leave your home, you need to make sure it is ready for an unexpected showing...here's how.

General Preparation

- When preparing your home, think about the interior decorating ideas used to show builders' model homes and how you would be wowed if you were the potential buyer.
- Remember the pointers from "First Impressions" checklist, especially regarding cleanliness, clutter and repairs - interior and exterior.
- Open drapes and light lamps including those in closets, basement or attic - creating as light, cheerful and calm environment as possible.
- Make the potential buyer feel welcome by filling candy dishes and putting out fresh flowers.

Bedrooms

- Make the beds; put away clothes and toys.
- Turn the blinds so slats are uniformly open and don't forget to put on light if room is dark.

Bathrooms

- Put out a clean hand towel, fresh soap and clean soap dish, and make sure there is a full box of tissues.
- Put toilet lid down.
- Potpourri dish can provide a nice sight and scent.

Kitchen

- Put away all dishes and discreetly conceal countertop articles.
- Simmer a few drops of vanilla on stove for a relaxing fragrance.

Dining Room

- Arrange inviting centerpiece and turn on the lights/chandelier.
- Consider setting the table with fine china and linen.

Living Room/Family Room/Den

- Straighten pictures on walls and wipe all tabletops.
- Fluff and arrange couch cushions and throw pillows.
- Dispose of newspapers and drink containers.
- Light fireplace in winter.

Entryway

- When exiting just before buyers arrive, turn around at front door and review the "First Impression" checklist. What is the first thing that catches your eye from that viewpoint? Will it help or hinder the appearance of your home?
- Notify your neighbors of scheduled **open house** days. You never know if they have friends or family that are in the market for a home.

Marketing Planner



Date	Task	Completed
_____	Sign listing papers	<input type="checkbox"/>
_____	Input listing into the MLS	<input type="checkbox"/>
_____	Order lock box for property	<input type="checkbox"/>
_____	Order for sale sign for property	<input type="checkbox"/>
_____	Create flyers and other marketing materials	<input type="checkbox"/>
_____	Advertise in local newspaper and on web site	<input type="checkbox"/>
_____	Hold open house	<input type="checkbox"/>
_____	Review pricing strategy	<input type="checkbox"/>

Checklist for Moving

Moving can be a busy time with many small yet important tasks to complete. You want to make sure all of your belongings arrive safely at your new home, the mail is forwarded, and the lights are turned on. This checklist will help keep you organized as you prepare your move.

Before Moving

Change of address notices:

Post Office.
Banks, Credit Cards, other monthly bills.
Insurance - new locations for fire and auto.
Subscriptions.
Friends, Relatives.
(Remember some of these need several weeks notice.)

Utility Companies:

Gas, water, electricity, telephone, fuel. Turn them off at your current home and on at your new home. Don't forget to ask for refunds if you made any advance deposits.

Finances:

Find a new bank if necessary. Arrange check-cashing and coordinate credit references.

Medical Records:

Get referrals for doctors, dentists, and veterinarian.
Obtain any necessary prescriptions, x-rays, eyeglasses, medical records, and birth records.

Packing:

If using a moving company, check for: insurance coverage, payment schedule, other shipping documents, arrival day, labor, and prep work to be accomplished beforehand.
If you are moving, have plenty of boxes and wrap on hand. Pack as much as possible in advance, don't wait until moving day.
Empty and clean freezer and refrigerator.

Moving Day

Transportation:

Prepare for the needs of small children and animals. What will they do while you are packing and how will they get to your new home?

Double check:

When the house is empty, but before the moving truck door closes, double check closets, attics, back yard, and any other storage locations to make sure they are empty.

Important Items:

Carry jewelry and documents yourself or send them registered mail.

Money:

You should carry enough cash or travelers checks to cover your move and expenses until you reach your new home.

Keys:

Leave old house keys with a neighbor or your real estate professional.

At Your New Home

Utilities:

Check that your gas, electricity, water, and telephone have been turned on.
Check pilot lights on stove, water heater, and furnace.

Automobile:

Have your address changed on your driver's license.
If you have moved to a new state have the car registered within 5 days to prevent penalties.

Remember to:

Apply for a new drivers license.
Register children in new school.
Locate new doctor, dentist, etc.

Notes

Prepared by Katie Casey, REALTOR®

