

Ocean View Hills Home Seller Checklist

From the first market report to the last box: what to do, in order.

Before you list

- ☐ Ask for a personal market report and talk through pricing.
- ☐ Plan your timeline, including your next home.
- ☐ Gather the permit history, HOA documents, warranties and repair receipts.
- ☐ Make a repair list and decide which fixes will matter to buyers.
- ☐ Declutter, clean and schedule professional photos.

Listing and showings

- ☐ Fill in the disclosures with care; they protect you as well as the buyer.
- ☐ Plan showing times and put away valuables and medications.
- ☐ Compare offers on more than price: contingencies, closing date and a rent-back if you need one.
- ☐ Have the special-tax and association details ready for buyers.

Under contract

- ☐ Meet the contract deadlines for escrow and disclosures.
- ☐ Expect an inspection and decide how you will respond to repair requests.
- ☐ Watch the appraisal and talk with your agent if it comes in low.
- ☐ Confirm your estimated net proceeds with the escrow officer.

Closing and moving

- ☐ Schedule the move, close out utilities and file a change of address.
 - ☐ Clean, and leave keys, garage remotes and appliance manuals.
 - ☐ Save the closing statement, and ask a tax advisor about the sale.
 - ☐ Ask about Proposition 19 before you sell if you are 55 or older, severely disabled or a disaster victim.
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Preferred lender: Point Mortgage Corporation (NMLS #231073), (619) 475-4095. You are always free to choose any lender you like.

General information for orientation, prepared October 2026. It is not legal, tax or financial advice, and rules and forms change. Confirm details with your lender, the county, an attorney or tax professional and your agent.