

RELOCATING SELLERS TOOLKIT

A practical guide for selling while planning your next move

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Selling because of a move is rarely just a real estate decision. It is a timing decision, a logistics decision, and often a financial decision too. The goal is not to do everything perfectly. The goal is to protect value, reduce chaos, and make sure the sale and the move support each other instead of working against each other.

<p>1. Prepare with urgency, not panic</p> <p>Focus first on repairs, cleaning, paperwork, and pricing items that actually affect showings, financing, inspections, and buyer confidence.</p>	<p>2. Coordinate the sale and the move</p> <p>Showings, negotiations, utility transfers, movers, school/work changes, and closing dates should be planned as one timeline.</p>
<p>3. Protect your numbers</p> <p>Relocating sellers should review net proceeds, mortgage payoff, possible tax questions, title issues, and destination costs early.</p>	<p>4. Keep the process decision-light</p> <p>A clear plan reduces rushed decisions, avoids detail slippage, and helps you respond faster when strong offers come in.</p>

WHO THIS IS FOR

Owners moving out of Houston or to another Texas market who need to sell while balancing work, family, distance, travel, or a compressed timeline.

WHAT MATTERS MOST

- Timing the sale around the move, possession, and closing deadlines
- Knowing what prep work is worth doing and what can be left alone
- Reducing surprises tied to title, disclosures, repairs, or lender timelines
- Protecting net proceeds while avoiding rushed concessions

HOW I HELP

- Build a realistic prep-and-launch plan based on time, condition, and market position
- Coordinate pricing, showing strategy, negotiation, and contract timing with the move
- Help identify the highest-impact tasks first so you do not waste time or money
- Keep communication structured so key deadlines, documents, and decisions do not get missed

Relocation Seller Timeline

Window	Priority	What to handle
4-8 weeks before list	Decision stage	Net sheet review, disclosures, repair triage, staging/cleaning plan, document gathering, and a realistic list date.
2-4 weeks before list	Launch stage	Photos, final prep, pricing strategy, showing instructions, contingency planning, and mover/utility scheduling.
Active listing period	Response stage	Showing feedback, offer review, negotiation, repair requests, destination planning, and backup plans if timing shifts.
Under contract to close	Execution stage	Inspection/option deadlines, title and HOA items, lender timeline, packing, address changes, utility transfer, and possession details.

High-Value Checkpoints

Common mistakes to avoid

- Waiting too long to estimate net proceeds and payoff needs
- Over-improving a house when time is limited
- Letting moving logistics interfere with showing access or contract deadlines
- Assuming tax, exemption, flood, or title questions will resolve themselves later

Official checkpoints worth reviewing

- [Texas seller disclosure requirements](#)
- [IRS home-sale tax guide \(Publication 523\)](#)
- [USPS mail forwarding and change of address](#)
- [Texas DPS address change for driver license/ID](#)
- [Texas property tax exemption guidance](#)
- [FEMA Flood Map Service Center](#)

Quick Relocation Closing Checklist

- Confirm target move date, possession needs, and whether you need leaseback or flexible closing terms.
- Order payoff information and estimate selling costs early.
- Gather warranty info, survey, utility details, HOA information, and repair history if available.
- Complete the seller disclosure accurately and flag any known issues early.
- Schedule movers, utility transfers, mail forwarding, and address updates before closing week.
- Review the final settlement figures and ask questions before signing.

Important notes

- Texas DPS says the address on a driver license or ID must be changed within 30 days after moving.
- The Texas Comptroller says the general deadline for filing a property tax exemption application is before May 1.

Education only. Confirm real estate, title, tax, legal, and exemption questions with the appropriate licensed professional or agency.