



6 Key Items to Minimize Unpleasant Surprises When Selling Your Home

- 1. Independent appraisal...by a licensed appraiser.
- 2. Preliminary title report...will inform a homeowner of any liens that might be on the property.
- 3. Inspection by local municipal building inspector(s)...to advise of any building code or zoning violations.
- 4. Home Inspection...having a licensed home inspector complete a professional home inspection will assist you, the homeowner, in making sure all mechanical systems are in good working order. A home in good working order will sell faster than a home in need of repairs.
- 5. Plat of survey... will notify a homeowner and prospective buyer of the actual lot lines of the property and will indicate any encroachments to the property.
- 6. Call me. I am always happy to help and guide you to ensure your selling process goes as smoothly as possible. Karyn Murphy 708.278.6996 Managing Broker and Owner of KamBri Realty.com

The above checklist is for informational purposes only & is not a substitute for legal, tax or other professional assistance.