Theresa "Trinie" Nichols

SELLERS LIST

Expertise is the golden key that opens the door to your future.

YOUR ROADMAP TO SELLING YOUR HOME

01 Consultation & Preparation ☐
- We'll discuss your goals, timeline, and next move.
- I'll provide a tailored market analysis and pricing strategy.
- Prepare your home to make the best first impression.

02 Listing Your Home ☐
- Professional photography showcases your home at its best.
- Your listing goes live on the MLS and top home search sites.
- We'll set a showing schedule that works for you.

03 Marketing Your Home ☐
- Targeted promotion across my network, online, and on-site.
- Open houses and agent outreach bring in qualified buyers.
- I'll keep you updated on activity and interest.

04 Showings & Feedback ☐
- Buyers tour your home at scheduled times.
- I'll gather and share feedback from every showing.
- Feedback shapes our strategy if adjustments are needed.

05 Receive an Offer ☐
- We'll review every offer and its terms together.
- I'll negotiate for your best price and terms.
- Accept the offer that's right for you.

06 Under Contract ☐
- The buyer delivers earnest money.
- The title company opens the file and key deadlines begin.
- I'll track every date so nothing is missed.

07 Inspection Period ☐
- The buyer schedules a professional home inspection.
- We'll review any requested repairs or credits.
- We negotiate together to keep your sale on track.

08 Appraisal & Loan Process ☐
- The buyer's lender orders the appraisal.
- I stay in contact with the lender and title company.
- The buyer's loan moves toward final approval.

09 Closing Preparation ☐
- The title company prepares your closing documents.
- Review your settlement statement and net proceeds.
- We'll confirm your closing date and time.

10 Pre-Closing ☐
- The buyer completes a final walkthrough.
- Plan your move and transfer or cancel utilities.
- Gather keys, garage remotes, and access codes.

11 Closing Day ☐
- Sign your closing documents.
- Ownership transfers to the buyer.
- Receive your proceeds — your home is SOLD!

12 Celebrate & Your Next Chapter ☐
- Celebrate a successful sale!
- I'm here for your next move and any real estate needs.
- Thank you for trusting me with your home!

Your next chapter, guided with expertise.

FROM FIRST CONSULTATION TO CLOSING DAY, EVERY STEP IS HANDLED WITH CARE

Thank you!

832-272-7070 • trinie@thegkholdings.com • TEXAN VISTA REALTY • Golden Key Luxe Holdings, LLC