

Coronado 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.
- ☐ Choose the repairs worth doing before you list.
- ☐ Declutter, clean and schedule professional photos.

Listing and showings

- ☐ Complete the seller disclosures carefully and completely.
- ☐ Set showing hours and secure valuables.
- ☐ Compare offers on more than price: contingencies, closing date and a rent-back if you need one.
- ☐ Have the coastal-zone status of the address ready if a buyer asks about future plans.

Under contract

- ☐ Meet the contract deadlines for escrow and disclosures.
- ☐ Prepare for the buyer's inspection and respond to repair requests.
- ☐ If the appraisal falls short of the price, talk through options with your agent.
- ☐ 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.
 - ☐ If you are buying next, ask the assessor whether you qualify to carry your property tax base to the new home.
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Preferred lender: Rodrigo Ballon, CrossCountry Mortgage, 858-735-0255. You are always free to choose any lender you like.

General information for orientation, prepared September 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.