PREP, PRICE, SHOW, NEGOTIATE, CLOSE, MOVE

Home Selling Planner

Net-proceeds worksheet, prep checklists, showing tracker, offer comparison,
closing timeline and moving plan in one place.

US Letter · Free sample

Property address

Target list date

Target closing date

PLAN

Selling Snapshot and Goals

The property

Address

Year built

Bedrooms / baths

Mortgage lender (name only)

Type / size

Lot size

Owner name(s)

Any liens or HOA?

Timing

Why we are selling

Ideal list date

Ideal closing date

Move-out deadline

Where we will live next

Contingent on buying?

Priorities (rank 1-4)

Highest price

Speed of sale

Low hassle

Certainty of closing

What we love about this home (for the listing story)

What a buyer might question, and our plan

Our non-negotiables and flexible points

PRICE

Net Proceeds Estimator

A worksheet to estimate what you might take home. Use figures from your lender, agent, and attorney. The result is only as good as your inputs and is not a guarantee or advice.

Line	Amount	Notes / source
Expected sale price		
Less: mortgage payoff		
Less: other loans or liens		
Less: agent fees (as agreed)		
Less: transfer taxes and recording fees		
Less: attorney / title / escrow fees		
Less: repairs agreed with buyer		
Less: seller credits or concessions		
Less: prorated taxes and HOA dues		
Less: moving and storage costs		
Less: prep and staging costs		
Plus / minus: other items		
ESTIMATED NET PROCEEDS		

Ask a professional: Costs and taxes depend on where you live and on your own situation. A tax professional can explain how a sale may affect you.