

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.
- ☐ Collect permits, association papers, warranties and receipts.
- ☐ Make a repair list and decide which fixes will matter to buyers.
- ☐ Declutter, clean and schedule professional photos.

Listing and showings

- ☐ Fill in the disclosures with care; they protect you as well as the buyer.
- ☐ Plan showing times and put away valuables and medications.
- ☐ Weigh price, contingencies, timing and rent-back terms together.
- ☐ 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.
- ☐ Ask escrow for an estimate of what you will net.

Closing and moving

- ☐ Book movers, transfer or stop utilities and forward your mail.
 - ☐ Leave keys, remotes and manuals, and clean the home.
 - ☐ Save the closing statement, and ask a tax advisor about the sale.
 - ☐ Ask about Proposition 19 before you sell if you are 55 or older, severely disabled or a disaster victim.
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Rudy Flores, Real Estate Strategist · Coldwell Banker West · (619) 392-6714 · CalDRE #02257808 · Responsible Broker CalDRE #01481919 · Equal Housing Opportunity

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.