

Selling Your Home

The Final Walk Through

The final walk through usually occurs within 5 day of closing date. This is a chance for the buyer and the buyer's Broker to walk through the property and verify condition. Generally, the walk through takes about 15-30 minutes with the buyer and buyer's Broker attending. It's best if you are completely moved out and the home has been thoroughly cleaned by the time the walk through occurs. However, sometimes you are in the process of packing/moving and that is understandable.

Here's what the final walk through is:

- Buyer to make sure all of the appliances are working.
- No new damages.
- The property is clean.
- Make sure all agreed repairs have been completed.

Here is what the final walk through IS NOT:

- It is not a time to have the buyer's parents, friends, etc. come look at the property or for contractors to give them estimates, etc.
- It's not a time for the buyer to begin moving boxes or other items into the property.
- It is not when the buyer receives the keys. Buyers will receive keys after recording numbers have been received.... or by 9pm on the day of recording in the event you need until 9pm to complete your move.