



NAVIGATING YOUR SALE WITH CONFIDENCE

SELLER'S GUIDEBOOK

Our comprehensive seller's guide clarifies each phase of the home-selling journey, making it easier to sell your home, whether it's your first time or you're a seasoned pro. This guide is your roadmap, packed with insights for all sellers, including For Sale By Owner enthusiasts.

Let's embark on this rewarding venture together and smoothly navigate the path to your successful sale.

Key LAW OFFICE of RUMA MAZUMDAR Esquire

THE KEY TO YOUR TRANSACTIONS





NEGOTIATIONS:

Our role is limited in negotiations, especially with a realtor involved, but we're available for advice before contract signing. In FSBO cases, an attorney is needed for negotiation and contract preparation.

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DEPOSIT & DEADLINES:

We monitor contract deadlines and ensure buyers meet their obligations, keeping the process on track.

INSPECTIONS:

Buyers may conduct various inspections. Our office aids in negotiation over which repair requests to fulfill or alternatively, offer a monetary credit.

MORTGAGE:

The buyer is responsible for securing a mortgage, including arranging any necessary appraisals. Mortgage denial allows contract cancellation.





TITLE:

Buyers initiate title searches to identify and resolve any defects (liens, judgments, easements) ensuring a clear transfer of property at closing.

CITY INSPECTIONS:

Typically the seller's duty, varying by municipality. It involves obtaining necessary certificates (e.g., fire inspection for a smoke certificate, Certificate of Occupancy) to avoid closing delays.

CLOSING:

As the Seller, you do not have to attend the closing. All documents needed will be pre-signed, and typically we can arrange to have the proceeds sent directly to you by wire.

We try our best to close on the contract closing date however, there are several factors that must come into play to close.

- Inspections must be resolved and any agreed upon repairs completed.
- Title must be clear.
- Lender must be ready.
- Seller must have obtained city inspection certificates.

Once closing is confirmed, our office will send you a confirmation of the details and next steps.



CONTACT US TODAY FOR A FREE CONSULTATION!



KeyEsquire.com



(732) 292-5662



Ruma@KeyEsquire.com



@KeyEsquire



306 Avenel Street, Avenel, NJ 07001