

Your Home Sold: Now What?



THEKNIGHTGROUP.CA



Congratulations on the Sale of Your Home!

Woohoo! Your home is officially sold, and we're now heading toward closing day. Here's what happens next so everything stays smooth, stress-free, and (dare we say) even a little exciting.

1. Document Handling

All sale documents have been submitted to the brokerage, check! From there, everything will be forwarded to your lawyer, and communication will begin with the buyer's lawyer. This ensures everyone is aligned and ready for a seamless closing day.

2. Staging Removal (If applicable)

If your home was staged, the team will coordinate with the stager to schedule a removal date. Once confirmed, the details will be shared with you so everyone is perfectly coordinated.

3. Sign Swap

Time to make it official! The team will stop by to replace the "For Sale" sign with a shiny "Sold" sign. Any documents or materials used during the selling process will be collected at that time as well.

4. Call Utility Providers

Please contact all utility providers to advise them of the closing date and that there will be new homeowners (you can provide their names that are found on the sale agreement). This typically includes: **Hydro, Gas, City Water, City Taxes, Canada Post, Internet provider, and any rental items such as hot water tank, furnace, air conditioner, water softener, etc.**

5. Moving Assistance

Moving can feel overwhelming, but you're not on your own. If you need recommendations for movers, storage containers, or any other services, reach out and the team will connect you with trusted local pros.

6. Buyer Walkthroughs

The buyers will typically complete two walkthroughs before closing:

- **First Walkthrough:** A chance for them to take measurements, plan furniture placement, or show the home to family.
 - **Final Walkthrough:** Usually 24–48 hours before closing to confirm the home is in great condition, you're on track to move out, and all included items in the sale are still in place. The team will coordinate with you to confirm times and keep you updated.
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7. Lawyer Meeting

Your lawyer will schedule a meeting 1–2 weeks before closing (in person or via Zoom). They'll review the closing process and collect any required documents. You'll also need to **provide a void cheque** so the sale proceeds can be deposited into your account.

8. Moving Assistance

Move-out deadline: The home must be fully vacant by 10:00 AM on closing day.

Plan ahead: Ideally, everything should be packed and moved out the day before to avoid last-minute stress.

Why it matters: If you're still in the home when funds transfer (which can happen as early as 11:00 AM), you could be responsible for buyer-related moving costs.

Final steps: The buyer's lawyer will send funds to your lawyer's trust account, officially completing the sale. Once closing is confirmed, please let the team know, we're not always automatically notified.

Helpful gestures for the new owners:

- Leave door/garage/security codes
- Provide manuals for appliances or smart devices
- Leave remotes for any applicable items at the property

If you've purchased a new home:

Your lawyer will handle transferring funds to the seller. Once confirmed, you can head to your new home and begin moving in.

9. We're Here for You

The team will be with you every step of the way. If you have any questions, concerns, or just need a quick check-in, don't hesitate to reach out.

Thank you again for trusting us with the sale of your home. We can't wait to help you through the finish line!
