

# 30 Days To Sell

## Day 1: Contract Acceptance

- Key Task: Purchase agreement is finalized and signed by all parties.
- Seller's Role: **Provide property disclosures to the buyer and prepare for next steps.**

## Days 2-5: Inspections and Disclosures

- Seller's Role: Allow buyer's agents to schedule and complete necessary inspections (e.g., home, pest, radon).

## Days 6-10: Inspection and Repair Negotiation

- Seller's Role: Review inspection findings and negotiate any repair requests or credits with the buyer. **Agree on and document resolutions.**

## Days 11-14: Appraisal Ordered and Conducted

- Seller's Role: Ensure the property is accessible and in show-ready condition for the appraiser's visit.

## Days 15-20: Title Search and Loan Underwriting

- Title Company: Conducts a title search to identify and resolve any title issues.
- Seller's Role: **Address any outstanding liens or title issues if needed.**

## Days 21-25: Final Repairs and Preparation

- Seller's Role: Complete any agreed-upon repairs and ensure the property is clean and ready for transfer.

## Days 26-28: Final Walkthrough

- Seller's Role: Ensure that the property is in the agreed-upon condition for the buyer's walkthrough and all repairs are complete.

## Day 30: Closing Day

- Both Parties: Meet at the title company or closing agent's office to sign all closing documents.
- Buyer(s): Pays the remaining funds for the down payment and closing costs.
- Outcome: Property title is transferred to the buyer, and keys are handed over.



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