List n Show

SELLER OVERVIEW

SELLING YOUR HOME, MADE CLEAR.

Documents, disclosures, decisions and deadlines: your List n Show™ agent guides you through each one and explains exactly what applies to your property.

YOUR AGENT, START TO CLOSE

01	02	03	04	05	06
Explains the paperwork	Prepares your home for market	Talks with buyers & their agents	Presents & explains offers	Assists with negotiations	Guides you to closing

NOTICES YOU'LL RECEIVE

Informational only: no signature required.

- Fair Housing Notice
- Broker Commission Advisory
- Information About Federal Lead Laws if applicable
- Real Estate Disclosure Notice

LISTING & COMPENSATION

Your agent reviews the Exclusive Right to Sell agreement, the services provided, and how your agent and brokerage are paid. Buyer-agent compensation requests are negotiable.

FORMS YOU MAY SIGN

Not every form applies to every property. Your agent explains which ones you need, and why.

- Residential Property Condition Report
- Lead Paint Disclosure if applicable
- Concrete Advisory and Disclosure
- Items Included–Excluded Statement
- Offer Letter
- Authorization of Photography
- Audio-Video Surveillance Disclosure if applicable
- Open House Notice if applicable
- Exclusive Right to Sell – Listing Agreement
- Dual Agency Consent Agreement if and when applicable

KEY DISCLOSURES

Property Condition Report
Your disclosure of what you know about the property (State of Connecticut form). Your agent can explain it, but can't fill it in for you.

Lead paint: homes built before 1978
Federal lead-based paint disclosure rules apply.

Concrete Advisory
Required of all List n Show™ sellers; may also cover additions and garages.

DUAL AGENCY

If your agent also represents an interested buyer, both buyer and seller must consent in writing first.

QUESTIONS? ASK YOUR AGENT.

Know what's happening, what's needed from you, and what comes next.

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A brief overview, not a complete guide to the selling process.

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