CHECKUR PROPERTY TRANSITIONS

(862) 389-1124
checkurpropertytransitions.com
Sussex · Morris · Warren · Passaic · Bergen



A CHECKLIST FOR REAL ESTATE AGENTS

Clearing a house before closing

A house full of belongings can hold up listing photos, showings, and the final walkthrough. Work backward from your closing date with this checklist, and nothing gets left to the last minute.

At listing: plan the clear-out

- [ ] Confirm with your seller what conveys with the house (appliances, window treatments, fixtures) per the contract
- [ ] Have the seller label, or move to one room, everything they're keeping
- [ ] Book a walkthrough for a cleanout price, so the cost is known up front
- [ ] Decide how it's paid: by the seller directly, or through title at closing (arrange it beforehand with your client's attorney)
- [ ] If the seller is out of state or an estate, confirm who can authorize the work

Before listing photos

- [ ] Clear clutter from every room that will be photographed
- [ ] Empty the garage enough to show its size
- [ ] Remove personal photos and paperwork from view
- [ ] Clear yard debris and anything stored outside

Before the final walkthrough

This is where most closing-day surprises happen. Buyers notice everything left behind.

- [ ] Every room, closet, and cabinet empty
- [ ] Attic, basement, crawl spaces, and garage rafters checked
- [ ] Sheds and outbuildings cleared
- [ ] Refrigerator and freezer emptied and wiped
- [ ] Paint, chemicals, propane tanks, and similar items flagged early (these need special disposal)
- [ ] House left broom-clean: swept and vacuumed
- [ ] Keys, remotes, and garage door openers left for the buyer



A real job: cleared and broom-clean

When something goes wrong

Seller left belongings behind? Movers didn't take everything? Call us. Same-day or next-day help may be possible to keep a closing on track.

What "broom-clean" means

Empty of belongings and debris, floors swept and vacuumed, ready for the next owner. It isn't a deep clean — scrubbing and wiping surfaces is a separate cleaning service if the buyer or contract calls for it.

Why agents call us

- Payment through title at closing, arranged with your client's attorney, so there's no upfront cost to your seller
- Nothing required from you: we work directly with your client and can copy you on paperwork for your file
- A clear, written price before anything moves — and any changes confirmed in writing first
- We resell and donate what has value before anything goes to disposal — a better experience for your client
- Fully insured, with proof of insurance on request
- Out-of-state sellers and investors welcome



YOUR LOCAL PARTNER

Need the house cleared before closing?

One call takes it from walkthrough to broom-clean, scheduled around the closing date.

1

Free walkthrough

A clear price on the spot, before anything moves. No calculators, no guessing over the phone.

2

Resell & donate first

Value comes off the cost up front, or we sell it and split it with you. Only what can't be saved is thrown away.

3

Broom-clean, on schedule

Any size, from a single item to a full house, finished broom-clean and planned around the date that matters.



Meet Erik

I own Checkur Property Transitions, and you deal with me directly, from the first call to the final sweep.

- Any size: a single item, a garage, or a full house
- Scheduled around your closing date, not the other way around
- Broom-clean finish on every job

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