

## Planning Your Move

Selling your house and moving to a new home can be a stressful experience at best. Where to start, when to start, where to begin?

We have assembled tips and tricks from the millions of people before you that have gone through this process and survived to tell the tale, and hopefully share a few laughs about the things that went wrong.

As you are getting ready to list your home, de-cluttering, thinking about staging, talking to realtors and engaging with your mortgage broker it is also a good time to start thinking about the move. Here are our guidelines within general timeframes.

### **Start 3 - 4 Months Before Moving**

Congratulations, you have sold your home. With the moving date set you can begin planning. Decide how you are moving, with a professional moving company, or renting a truck and bribing your friends to help. If you plan on moving yourself, secure the truck rental now. In the summer truck rentals are often booked out. Also talk to friends and family about the upcoming move. You'll soon find out who your real friends are.

If you plan on using professional movers, ask friends or family who recently moved about their experience. You may also contact your realtor for a reference. Research on-line and read reviews. Shortlist 2 or 3 moving companies to contact.

Reach out to your selected moving companies and ask them to prepare a quotation. A representative will likely pay you a visit to assess what the volume of the contents is. You will now have a cost for moving. Don't forget about travel expenses for cross-country moves.



### **In 2 – 3 Month Before Moving**

Start listing your possessions and decide what is moving with you and what is being donated, sold or is garbage. Moving is one of the best de-cluttering exercises, and items that have been kept for years suddenly lose their value. Find an area where items for sale or donation can be kept. Start listing for sale items on-line and keep the process moving. Donations to charity or friends can be dropped off weekly, or as you finish a room to keep making progress.

If you are planning a yard sale schedule it well before the move. You may very well end up with items that didn't sell and then go into the donate or garbage pile.

Younger children often have a difficult time letting go of old toys. Explain to them that the toys are going to other children who are going to enjoy playing with them as much as your children did. You can also offer something new at the new home as an incentive.

### **About 1 Month Before Moving**

By now your house should be de-cluttered, and only the items that is moving should be left behind.

Shift your attention to your new home and update your address. Contact your friends and family, insurance company, credit card company, bank, and any regular mailings you receive. Contact Canada Post for mail forwarding. This can now be done on-line, or if you wish at your local Canada Post kiosk.

If you are moving yourself, start accumulating boxes. You will likely need more than you think. Reusable rental boxes are also available from companies. They are dropped off at your home and picked up at your new home.



If you are using a professional moving company, ask them about their packaging solutions. Compare it to supplying your own packaging solutions. Remember to clearly mark each box, kitchen, TV room, master bedroom, bathroom, etc. Put old fitted sheets aside to protect your mattresses during the move.

Number each box list them on a Moving Record. You should have 4 columns:

1. Box number.
2. Room and content description.
3. Place to mark the box was loaded.
4. Place to mark the box was unloaded.

This will be invaluable when you start unpacking for tracking your possessions.

Start contacting your utility companies such as water, gas, electricity, cable, telephone, internet, etc. Let them know the last day of usage. Remember to cancel lawn care, pool cleaning and any other services you have contracted.

Contact the utility companies at your new address to set up accounts and give them the first day of usage.

### **One Week to Go.**

Think about cleaning. Using a cleaning service is a great way to reduce stress on the last day. If you are planning to clean yourself keep cleaning supplies handy.

Finalize your moving sheet, and ensure it travels with you. Mark-off on your sheet each box as the movers transfer your boxes to the moving truck. Do not forget to include any larger loose items that are not packed in boxes.



## Day Before Moving

Your refrigerator and fridge should be empty by now, or just have some milk and a few snacks. Takeout is on the menu.

Defrost the refrigerator and clean the inside of both the fridge and freezer.

## The Big Day

The day has finally arrived and now all your hard work will pay off. All that is left are the last day's clothes, PJ's, bed linen and toiletries. Pack everything in large plastic bags or suitcases and load it in your vehicle. Do a final clean of the bathrooms and any other used surfaces.

Decide who is going to check your Moving List and mark the boxes as they are carried to the moving truck. Make sure this person has no other duties.

The moving truck has left, and the house is empty. Check every room, closet, cupboard and ensure nothing is left behind. This is your last chance before leaving the keys with your realtor.

## Disclaimer.

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