

San Clemente Home Seller Checklist

From the first market report to the last box: what to do, in order.

Before you list

- ☐ Ask for a personal market report and talk through pricing.
- ☐ Decide when you need to move and where you will live next.
- ☐ Gather the permit history, HOA documents, warranties and repair receipts.
- ☐ Choose the repairs worth doing before you list.
- ☐ Clear the clutter, deep-clean and book the photographer.

Listing and showings

- ☐ Fill in the disclosures with care; they protect you as well as the buyer.
- ☐ Set showing hours and secure valuables.
- ☐ Compare offers on more than price: contingencies, closing date and a rent-back if you need one.
- ☐ Have the coastal-zone status of the address ready if a buyer asks about future plans.

Under contract

- ☐ Open escrow and deliver disclosures on time.
- ☐ Expect an inspection and decide how you will respond to repair requests.
- ☐ If the appraisal falls short of the price, talk through options with your agent.
- ☐ Confirm your estimated net proceeds with the escrow officer.

Closing and moving

- ☐ Schedule the move, close out utilities and file a change of address.
 - ☐ Leave keys, remotes and manuals, and clean the home.
 - ☐ Keep the closing statement for your tax records and ask a CPA how the sale is treated.
 - ☐ If you are buying next, ask the assessor whether you qualify to carry your property tax base to the new home.
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Preferred lender: Point Mortgage Corporation (NMLS #231073), (619) 475-4095. You are always free to choose any lender you like.

General information for orientation, prepared October 2026. It is not legal, tax or financial advice, and rules and forms change. Confirm details with your lender, the county, an attorney or tax professional and your agent.