

DOWNLOADABLE REALTOR RESOURCE

# SNOWBIRD & REMOTE SELLERS

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An out-of-state seller guide for agents

Winter visitor season is here. When your seller lives part of the year — or all of it — somewhere else, this leave-behind keeps the East Valley listing moving without them on site.

BROUGHT TO YOU BY



**wolfpattrealty.com**

**(951) 391-5049**

# WHO THIS GUIDE IS FOR

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- **Snowbirds selling a winter home in Chandler, Mesa, Gilbert or Sun Lakes before or after the season.**
- **Owners who already moved away and left a furnished or half-full house behind.**
- **Adult children handling a parent's AZ home from another state after a move to care or family.**
- **Landlords selling a former rental they haven't walked through in years.**
- **Anyone who can't be in town for every decision, showing, haul-off or photo day.**

# THE REMOTE-SELLER KICKOFF CALL

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- ☐ **Who decides**  
confirm every owner on title and who can approve keep / sell / donate calls.
- ☐ **Access plan**  
lockbox, gate and garage codes, HOA or community check-in rules, alarm contacts.
- ☐ **Contents wish list**  
what ships to them, what goes to family, what's sold and what's donated.
- ☐ **Update rhythm**  
one weekly photo-and-text update beats a dozen scattered calls.
- ☐ **Target dates**  
contents clear, photo day and go-live, so everyone works toward the same finish.

# KEEP A VACANT HOME SHOW-READY

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## Desert heat & dust

Set the thermostat sensibly, dust on a schedule and keep blinds managed so rooms don't bake.

## Curb & yard

Trimmed edges, swept walkways and no stacked flyers — drive-bys notice first.

## Mail & packages

Forward mail and clear the porch so the home never looks unattended.

## Quick walk-throughs

A regular check for leaks, pests and lights keeps surprises off the showing calendar.

# SHIP, SELL, DONATE OR CLEAR

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1

## Ship

Keepsakes and must-haves packed for their new home.

2

## Family

Items set aside for relatives to pick up.

3

## Sell

Estate sale or auction for furniture and decor.

4

## Donate

Usable items to local charities, with receipts.

5

## Clear

Final clean-out and haul-off before photos.

Get the sorting list agreed by video walk-through first — it's the step that saves the most back-and-forth later.

# TALKING POINTS FOR REMOTE SELLERS

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- **"You don't need to fly in for this. We'll walk the house with you on video and agree on a plan."**
- **"Anything you want to keep gets packed and shipped; the rest is sold, donated or cleared."**
- **"You'll get one update a week with photos, so you always know where things stand."**
- **"Once the house is clear and clean, we schedule photos and go live on the date we set."**
- **"If the season changes your timing, we adjust the plan instead of starting over."**

# HOW WOLFPATT HELPS FROM AFAR

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01

## Declutter

Video-guided  
keep / sell / donate  
sorting

02

## Estate Sales

Furniture and  
contents turned  
into value

03

## Clean-Outs

Haul-off and a  
clean house before  
photos

04

## Resettling

Packing and moves  
for seniors and  
families

05

## Coordination

Weekly updates  
and one clear finish  
date

## NEXT STEP

# SEND US THE ADDRESS + PHOTOS

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We'll walk the home, flag what matters and give you a clear plan — so your listing hits the MLS ready.

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## PARTNER WITH



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