

Coronado Island 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

- ☐ Complete the seller disclosures carefully and completely.
- ☐ Plan showing times and put away valuables and medications.
- ☐ Weigh price, contingencies, timing and rent-back terms together.
- ☐ Have the coastal-zone status of the address ready if a buyer asks about future plans.

Under contract

- ☐ Meet the contract deadlines for escrow and disclosures.
- ☐ Expect an inspection and decide how you will respond to repair requests.
- ☐ Watch the appraisal and talk with your agent if it comes in low.
- ☐ 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.
- ☐ Save the closing statement, and ask a tax advisor about the sale.
- ☐ 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: Rodrigo Ballon, CrossCountry Mortgage, 858-735-0255. You are always free to choose any lender you like.

General information for orientation, prepared September 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.