Planning The Next Move? *We will help you to take the right desicion*

Stay in your current home vs Downsize to a new home

Stay in your current home

- Maintaining an entire home can be complex and costly
- Sorting belongings and furniture that you have owned for years can be an elaborate task that will become more difficult as you get older
- You may need to install mobility devices such as railings and chairlifts
- You may be far away from walkable areas, entertainment, and public transit
- You may be far from your friends making it difficult to socialize
- You may have to a long travel time from your current home to attend to any of your medical needs

Downsize to a new home

- Smaller or single-level properties are easier to maintain and less costly.
- Reducing your belongings will simplify your lifestyle and it will be easier to do now than later
- You can live on one level allowing for easier mobility as you age
- You have the opportunity to live closer to entertainment and transit in a more walkable community
- Communities make it easier to socialize and often have events to help you make friends
- If you downsize you can choose to live close to your doctor's office; many senior communities also have on-site medical services

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Finding your new home

Know what to expect.

The real estate market can have a big impact on the homes you see and the offers you make. If you're in a buyer's market, seller's market, or somewhere in between, find out from your local agent what it could mean for you.

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Planning Your Next Move

Buying & Selling Your Home

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NextStep Living

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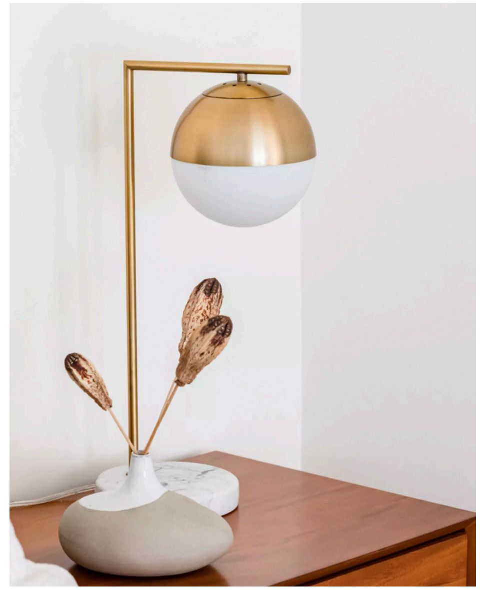

House Hunting Decisions

- Location– what do you need to be near you?
- Needs– what features do you need in a home to live?
- Timing– when will you be ready to move?
- Budget– How much are you netting from the sale of your current home? How much can you afford?

What Would You Like & Need in Your New Home?

Location	Type of home/Community	Home features
☐ Near family members	☐ Independent vs assisted living	☐ Single-floor living
☐ Near public transit	☐ Retirement community	☐ Outdoor space
☐ Walking distance to restaurants, shopping.	☐ Active senior living	☐ Fixtures for people with mobility issues
☐ Near medical facilities	☐ Community with planned social activities	☐ Parking
Home Surroundings	Style of living	Home Needs

5 Ways to discover if an area is right for you

- **Do your online homework:** The internet is especially useful for a quick scan of a neighborhood if you're pressed for time.
- **Visit multiple times:** Visit during the day as well as in the evening. Drive or walk around weekdays and weekends.
- **Talk to the locals:** They can provide some of the best info about an area. Local stores and coffeehouses are also good places.
- **Ask your real estate agent:** Your local agent can provide a wealth of knowledge about recent prices of sold homes in the neighborhood. Evaluate the home as appreciating, steady, or depreciating.

Selling Your Current Home

Should I Buy First or Sell First?

When you're downsizing, you're selling your current home and potentially buying a new home. But in what order should you do it?

Things to Consider
-Do you need the proceeds from your home sale to afford to purchase a new home?
-Do you have a place to stay while you are waiting to move?

Selling First
-If you need the proceeds of your home sale to afford a new home, you will need to sell your home first.
-You can ask for Post-Settlement Occupancy (Rent-Back) when selling your home. This would allow you to stay in your current home for up to 60 days after the sale is complete while you search for and buy a new home.
-Your other option would be to stay somewhere else after you sell your home, such as a short-term rental or with a family member.

Buying First
-If you already have all the cash you need to purchase your new home, you may find it less stressful to buy first.
-This would allow you a little more flexibility with your timeline.
-Consider whether you can afford to pay 2 mortgages at once and for how long – will you be in trouble if your home doesn't sell right away?

Paring Down Your Belongings

Most people move into smaller homes as they reach retirement age. You've probably accumulated a lot of furniture and belongings over the years, and you won't be able to take everything with you to your new home.

Consider

- What to bring to your new home
- What to keep for staging purposes and get rid of after the sale
- What to donate, sell, or throw away
- What documents or photos can be digitized

✓ Furniture
✓ Cookware and Dishware
✓ Small Appliances
✓ Tools
✓ Books
✓ Clothing & Shoes
✓ Linens