TRACILYN HOBSON
Homes by Tracilyn
Luxury service, Southern hospitality

EPIQUE REALTY

Downsizing with dignity

Your first 30 days checklist



A home holds more than belongings. It holds a life. This checklist offers a gentle place to begin, with practical steps and room for what matters to you. These 30 days are a guide, not a deadline. Take the time you need.

Week 1 Start with what matters

Let the person making the move lead. Listen first; decisions can follow.

- ☐ Talk about priorities: connections, comfort, less upkeep, and what would make everyday life easier.
- ☐ Make two lists for the next home: must-haves and nice-to-haves.
- ☐ Gather the deed, mortgage statement, tax bill, insurance, HOA details, and recent utility bills in one secure folder.
- ☐ If family or friends are helping, choose a point person and agree on who will handle each task.
- ☐ Write down questions for your attorney, tax advisor, or financial advisor.

Week 2 Sort with care

Begin with easier spaces. Leave the hardest decisions for another day.

- ☐ Walk through the home without pressure to decide what stays or goes.
- ☐ Start small: one drawer, a pantry shelf, or the linen closet.
- ☐ Sort into keep, share with family, donate or sell, and let go.
- ☐ Photograph meaningful keepsakes and record the stories you want to preserve.
- ☐ Create a “not sure yet” box. Give yourself permission to revisit it later.

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Your next chapter, thoughtfully planned

Explore your choices, then build a plan around the life you want to live.

Week 3 Explore your options

Picture an ordinary day in the next home, not just move-in day.

- [ ] Compare monthly costs, fees, upkeep, and moving expenses for each option. Review the numbers with your advisor.
- [ ] Explore single-level homes, condos, 55+ communities, or changes that could make staying in your home more comfortable.
- [ ] Check entrances, stairs, lighting, bathrooms, parking, and proximity to the people and services that matter to you.
- [ ] Ask what community fees cover and which rules could affect daily life.
- [ ] Talk with me about your home's value, timing, and options, without pressure to sell.

Week 4 Build a manageable plan

Work backward from a target date, with room to adjust.

- [ ] Choose a tentative date to be settled, then break the process into smaller steps.
- [ ] Ask which repairs or updates could support your selling goals before spending.
- [ ] Get written estimates and references for movers, cleaners, and estate sale help.
- [ ] List address changes: mail, banks, doctors, pharmacy, insurance, utilities, and subscriptions.
- [ ] Pack first-day essentials: medications, important papers, toiletries, linens, and a few familiar comforts.
- [ ] Make room for mixed feelings. Relief, sadness, and excitement can coexist.

A little guidance can make the next step easier.

I bring experience, discernment, and heart to help you weigh your housing options and move forward with confidence. When you're ready, I'm a message away.

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