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REAL ESTATE

OUR HOUSE IS SOLD!

Now What? — Your Moving Checklist

Congratulations, you have a firm offer on your home! So what's next?

Our dedicated staff at REMAX Chay Realty Inc. will send all the required information to the Lawyer you have selected, but there are still a few things you need to do to ensure your move is a smooth one. Use this guide to make sure everything gets taken care of in a timely manner.

PHASE 1: SHORTLY AFTER YOUR OFFER BECOMES FIRM

- **Book your moving company or truck rental** to avoid last-minute headaches.
- **Ensure a fresh start** by weeding through clutter and tossing or giving away everything you don't need.
- **Start gathering moving supplies:** boxes, packing tape, newspaper, bubble wrap, etc.
- **Register for Mail Forwarding:** Arrange this with Canada Post 30 days or sooner before moving day so you can focus on other tasks. You can do it online at [Canada Post](#) or at any postal outlet.
- **Contact essential services:** Reach out to your doctor, veterinarian, insurance agent, and your child's school to transfer records or coverage.

PHASE 2: ONE MONTH BEFORE MOVING DAY

- **Get packing!** Start with items you don't use on a regular basis. Make sure boxes are clearly marked with the new room destination and a list of contents.
- **Document valuables:** Jot down items of significant value for moving insurance purposes.
- **Notify everyone of your upcoming address change:**
 - **Government Offices:** Update ServiceOntario (By law in Ontario, you must update your Driver's License and Health Card within 6 days of moving: [ServiceOntario](#)), CRA, and Local Township (for Property Taxes and Water/Sewer).
 - **Utilities:** Electricity (Hydro), Gas, Telephone, Cable, Internet. **Ontario Tip: Confirm transfer procedures for rented water heaters if applicable.**
 - **Insurance & Finances:** Bank, Credit Cards, Life/Accident/Personal Property Insurance. **Tip: Ensure your home insurance policies overlap by 1-2 days to cover the transition period.**
 - **Professional Services:** Doctor, Dentist, Lawyer, Accountant.
 - **Personal:** Friends, Relatives, Employer, Subscriptions/Magazines.

PHASE 3: TWO WEEKS BEFORE MOVING DAY

- **Confirm utilities transfer:** Transfer your hydro/utilities account and cable/phone. Make sure you cancel the services the day *after* you move out, and activate hydro at your new residence the day *before* you move in.
- **Check in with your movers:** Re-confirm your moving or truck rental company just to be safe.

PHASE 4: ONE WEEK BEFORE MOVING DAY

- **Finalize bulk packing:** At this point, most packing should be completed. Everything remaining should be items you're going to use this week.
- **Set aside last-minute boxes:** Leave a few empty boxes for remaining items, as well as a bag for things you plan to carry with you.
- **Dismantle furniture:** If moving yourself, start dismantling dressers, tables, and other large furniture.

PHASE 5: A FEW DAYS BEFORE & MOVING DAY

- **Pack a travel essentials bag:** Toothbrushes, change of clothing, medications, hairbrushes, soap, toilet paper, paper plates/cups, aspirin, phone chargers, etc.
- **Clean your appliances:** Empty, defrost, and clean your refrigerator at least 24 hours before moving day.
- **Prepare the home for the buyer:** Make sure your house is clean and tidy. Just as you expect to move into a well-kept home, the buyer expects the same. Ensure all included items/appliances are in good working order to avoid surprise problems!
- **Closing Day Reminders:**
 - Take photos of your final utility meter readings.
 - Leave all house keys, mailbox keys, garage door openers, and appliance manuals on the kitchen counter for the new owners.

LAWYER MEETING & CLOSING

Your lawyer will be contacting you a week or two prior to closing in order to schedule a time to meet and sign all necessary documents. This meeting typically takes place 2-5 days prior to closing.

NOW YOU'RE ALL SET, CONGRATULATIONS ON THE SUCCESSFUL SALE OF YOUR HOME!

Jamie McGinty, Broker

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