

Seller Readiness Checklist

Is it time to sell your property as-is?

FHJ Properties, LLC
Faith. Hope. Joy. Integrity.

Purpose

Use this checklist to identify whether your property, timeline, or financial situation may be pointing toward a simpler as-is selling solution.

Property Condition Concerns

- The property needs more repairs than you want to handle.
- Roof, HVAC, plumbing, or electrical systems may need major updates.
- There is deferred maintenance, storm damage, water damage, or condition concerns.
- The property may be difficult to sell through traditional buyer financing.
- You do not want to clean out, repair, or prepare the property for showings.
- The cost of repairs feels larger than the value of keeping the property.

Financial Pressure

- You are behind on mortgage payments or concerned about falling behind.
- You are facing foreclosure or foreclosure notices.
- There are liens, judgments, HOA balances, tax balances, or code violations.
- You are not sure what you would actually walk away with after payoffs.
- You need closing costs covered if possible.
- You want a practical solution before the situation becomes harder to resolve.

Life or Ownership Changes

- You inherited a property and are unsure what to do next.
- You are tired of managing tenants, repairs, or rental property issues.
- The property is vacant, unwanted, or becoming a financial burden.
- You are managing the property from out of town.
- You need speed, privacy, flexibility, or a simpler transaction.
- You are selling a single-family home, multifamily property, or portfolio.

Selling Preferences

- I want to sell as-is.
- I want to avoid repairs and showings.
- I want to avoid traditional commissions when selling directly.
- I want typical closing costs covered if possible.
- I want a direct, respectful, no-pressure conversation.
- I want to understand my options before making a decision.

Key Questions Before You Decide

Your walk-away amount is different from asking price. It is what you need after mortgage, liens, judgments, taxes, HOA balances, or other required payoffs are handled at closing.

Desired final check/wire after required payoffs: \$ _____

Ideal closing timeline: _____

What would make this feel successful? _____

Next step: If several boxes apply, FHJ Properties may be able to help.

We buy properties as-is, can cover typical closing costs, and work to understand your walk-away goal.