

Selling the Family Home Checklist

Steps for a sale during or after a divorce, with your attorney and advisors alongside.

Before you decide

- ☐ Ask for a market report so both spouses see the same numbers.
- ☐ Ask your attorney about timing and who must sign the listing and sale documents.
- ☐ Ask a tax advisor how the home sale exclusion applies to each of you.

Getting ready

- ☐ Collect the property documents in one folder.
- ☐ Decide which repairs are worth doing and who pays for them.
- ☐ Set showing times that respect everyone living in the home.

The sale

- ☐ Complete the seller disclosures together, carefully and completely.
- ☐ Review offers on price and terms, including timing and any rent-back.
- ☐ Give escrow written instructions on how the proceeds are divided, as the settlement provides.

Moving on

- ☐ Schedule the move and update your address everywhere.
 - ☐ Save the closing papers for your taxes.
 - ☐ If a purchase is next, meet a lender first.
-

Rudy Flores, Real Estate Strategist · Coldwell Banker West · (619) 392-6714 · CalDRE #02257808 · Responsible Broker CalDRE #01481919 · Equal Housing Opportunity

Preferred lender: Point Mortgage Corporation (NMLS #231073), (619) 475-4095. You are always free to choose any lender you like.

General information for orientation, prepared October 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.