



Need an Estate sale? Consider this.....

Contact several reputable estate liquidators in your area as soon as possible to check availability. It can take 2 weeks or more to prepare for an estate sale. Schedule an on-site meeting to discuss your needs and how the liquidator can best assist you. Be sure to ask for references. You do not get a second chance to liquidate personal property.

Communication is key!! Discuss your expectations of the sale process. Everything from price reserves to living in the house during the sale to selling a car or house can influence the sale process. Knowing what to expect will keep everyone happy.

Verify with the neighborhood, homeowners, or building association that an estate sale open and advertised to the general public is allowed at the premises. Be aware of any by-laws, codes, and/or rules surrounding a public sale in your area.

Ensure no more than one estate sale has occurred at the premises within the previous 12 months. City code prevents more than two sales at the same address within 12 months.

Definitely decide on which items you want to liquidate. If liquidating items belonging to another owner, have on hand legal and binding documentation which authorizes and authenticates your ability to liquidate designed items. Documentation may include, but is not limited to, Bill of Sale, Power of Attorney, Will, Letters of Testamentary, or Letters of Administration.

Do not throw anything away! Just because an item is old and dirty doesn't mean it is not valuable. Even pieces of a broken item can help increase the overall value. Let the estate liquidator determine what is trash and what is treasure.

Gather any receipts, sales slips, or earlier appraisals that relate to the items being liquidated.

Gather any historical information or family history that relates to the items being liquidated.

Document ALL items to be excluded from the estate sale-including fixtures, appliances, etc. Make arrangements to have excluded items removed from the premises prior to the estate sale, if possible.

Ensure standard homeowners liability insurance exists for the premises which covers all staff, guests, and invitees that attend the sale.

Ensure there will be adequate electricity, water and seasonably appropriate heating or air conditioning to the premises.

Selling the house? Be sure the realtor has listing information on hand for the liquidator to distribute to interested shoppers. If the house is under contract, be sure the estate sale occurs prior to closing.

Consider what should be done with items remaining after the estate sale.

ALWAYS get it in writing. You never get a second chance to liquidate your personal property. Be sure everything you agree to is clearly spelled out.

These are just a few of the many things that should be considered and discussed when planning for an estate sale. Overwhelmed?? Do not worry we can handle any unique circumstance.