

A Guide to Moving with Pets.



Selling a home and moving can be a stressful time for you. It can also be an unsettling time for your pets.



Not only can pets endure significant stress but many home sellers become stressed regarding how to maximize the sale of their home without maximizing the stress for their beloved pets.

While dogs and cats do not begin to represent the myriad of pets within households, this guide is focused and dedicated to our beloved dogs and cats. According to American Pet Products Association, 44 percent of American households have a dog and 35 percent have a cat. While not excluding your pet, we can't address all the animals that one can have as a member of their household.

With apologies to fish, geckos, hamsters, pigs, chickens, and countless other cherished pets, none of these are the focus of this guide. Nonetheless, we hope this guide is helpful to you and your pet.

SELLING YOUR HOME WHEN YOU HAVE A PET

YOUR PET AND YOUR AGENT

Regardless of your pet, it is critical that your pet is comfortable around your agent, and vice-versa.

Having strangers come into your home is very stressful for pets, especially if the agent is someone the pet doesn't know or trust. Introduce your pet to any agent you're considering and let your pet help you decide who to hire.

When you do select an agent, focus on their ability to help you merchandise your home before it is placed on the market. This must include pet-related staging both inside and outside of the home.

SHOWING CONSIDERATIONS

Not all buyers appreciate pets in the home. To help minimize some of these buyers' aversion:

- › Treat pet smells to the degree possible. Ask a friend to inspect your home for smells to which you have become desensitized.
- › Clean litter boxes daily and properly dispose of pet waste. This will ensure buyers have a perception of that the home is clean.
- › Monitor and repair pet damage to doors, walls, flooring, grass, and anywhere else your pet has been up to something!

HOUSE SHOWINGS

It's important that you carefully, and honestly, consider where you should keep your pet during showings. Nothing is worse than buyers encountering a scared pet!

Should you place your pets in a kennel, pet hotel, or with friends? Is it better to move them from your home until it's sold or just during showings? If only during showings, ask for a one-hour minimum advanced notice. Ask your ERA Foster & Bond agent what other home sellers have creatively done to pet stage their home.

PET PERSONALITY

You are the expert on your pet's personality but remember your pet may act differently when strangers are in "their home."

If your pet is a barker or likes to jump on people, they should not be in the home during showings. If your pet will be home during a showing, be sure it is in a secure location and not greeting buyers at the door, especially if they are a "master of the escape."

You cannot afford to guess if a buyer loves pets or one who is uncomfortable with pets. If mail delivery person does not like pets, that's their problem. When a buyer is uncomfortable, that's your problem as the buyer will most likely pass on buying your home!

ADVERTISE A PET-FRIENDLY COMMUNITY

Ask your agent if your neighborhood is likely to attract buyers who have pets. If so, in the lifestyle description of your property, include how pet friendly the neighborhood is and how much your pet loves their home too.

Market the distance to dog parks and trails, as well as neighborhood pet hospitals and veterinarians.

INTRODUCING YOUR PET TO THEIR NEW HOME

- › Make sure you're aware of pet rules for places like condominiums or townhouse communities **before** deciding where to move (i.e. certain dog breeds not allowed in certain communities).
- › Learn the local leash and cleanup laws before deciding on a new neighborhood.
- › If possible, bring your dog to the new area before you move to help them prepare for the move.
- › Identify a new veterinarian before moving.
- › Ensure all pet identification tags are updated with your new address and your cell phone number.
- › Consider microchipping so if your dog or cat gets lost, you can be reunited more easily
- › Pet proof your new home.
- › On moving day provide all necessities for your pet inside their crate and place a "do not let out" sign on it or remove them from the home during the move. Both cats and dogs can become overwhelmed and stressed when encountering movers and other strangers coming and going all day.
- › Consider only opening one section of your new home to your pet so they do not feel overwhelmed in their new environment. As they become comfortable with that space you can continue to expand their exploring area.
- › Keep the same daily routines. Be consistent with what time you walk your dog, feed your cat, and spend time playing with them.
- › Don't allow your pet into a fenced portion of your new home until you are certain the fence won't allow for your pet to escape.



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With over 30 years of experience and a team of full-time real estate experts, ERA Foster & Bond can help you enjoy your home today and help you get the most out of your home when you need to move.

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