

## What are the Seller's Obligations?

By **Lisa Hall**

*Your Professional Real Estate Expert*



Recently, I had a transaction close where the sellers had some damage caused to the home as a result of their move. During their move a screen door was torn and a large gash was made in the wall when bringing furniture down the stairway. Being the fair and honest people that they are, they called me right away. We discussed their options and they had the screen taken in for repair and a contractor fix the damage to the wall. Because the buyers were moving in right away and were cooperative, repairs were made after they moved in to their new home.

The California Residential Purchase Agreement clearly states that the sellers are responsible for maintaining the home in the condition it was in when the offer was originally made. It also states that all items belonging to the seller, including debris, are to be removed from the property before the close of escrow. Sellers must keep in mind that when buyers purchase a home they expect it to continue to be maintained during the escrow process. Letting weeds grow, leaving discarded items behind and failing to fix items that become broken during the escrow process violates your contract.

When you are in escrow it is important to keep in mind that your home is quite possibly the buyers dream home! They are probably very excited and there is nothing worse than pulling up to a “new” home to find that it is not in the condition you remember it to have been. Many years ago, when I purchased my first house, the sellers had left large amounts of debris in the backyard. It was necessary for me to order a hauling service to come and take all of this debris away. The fee was charged to and paid by the sellers.

Remember, according to contract you are obligated to repair any items that become damaged during the escrow period. There is insurance that will protect you should something major go wrong. Ask your Realtor® about this insurance when you list your home. It literally cost pennies a day and is a real relief in a crisis.

*Lisa Hall is a professional Realtor® serving Antioch, Brentwood, Oakley, and Discovery Bay. She can be reached at (925) 584-9779 or [lisa@hall-realty.com](mailto:lisa@hall-realty.com). For more information, visit her website at [www.hall-realty.com](http://www.hall-realty.com).*