

# Downsizing

COMPLETE GUIDE FOR THE DOWNSIZING PROCESS



DANYELLEBROTHERS.COM



*Danyelle Brothers*

## GET TO KNOW YOUR REAL ESTATE AGENT

My name is Danyelle Brothers and I am honored to be working with you! Selling a home is one of the biggest decisions you will make and I'm going to be here with you every step of the way to make sure that you are comfortable, taken care of, and that your home selling experience is as easy and fun as it can be!

I'm born and raised in the South County area and specialize in the residential market.

I've been a licensed Realtor since the Spring of 2017 after spending half of my life helping attorneys as a paralegal. I've had experience with buyers and sellers, residential in many different markets and price ranges. My resume is unique and I'm excited to use the education and tools I've gleaned, to help you!

No two deals are alike and no two properties are alike. Every Buyer and Seller are different, have different wants, needs and financial goals. I'm looking forward to get to know you and what yours are!

Danyelle@danyellebrothers.com | 408.891.9205



*RE/MAX Realty Partners*

## GET TO KNOW YOUR REAL ESTATE BROKERAGE

RE/MAX Realty Partners is a smaller brokerage owned and managed by Dave Clink. Why would you want to go with a small brokerage and what does that mean for you? It means that you get treated like family! We understand that all of this can be overwhelming and we want to help make this as stress-free as possible! You aren't just a number to us; you are important and we care about helping you meet your needs.

What's the best part about using me as a realtor to help you sell a home? I will be here with you every step of the way to guide you through the home selling process. I have a wide network of reach in the local community as well as on a broader platform through our social media.

I will personally oversee all marketing, set up showings, review offers, handle negotiations, review contracts to ensure you are protected, guarantee you get the best deal possible, work with the buyer agent to schedule inspections, work with the buyer's Lender and the Title company to smoothly get the deal done!

I love getting to work with sellers and help them market and list their homes; I'm not going to be happy until you are! My goal is to find you the exact buyer you are looking for and get you the most money possible for your market and property condition. I would love to chat with you about your needs, wishes and wants in selling your home! How long have you been thinking about selling? What first attracted you to this home? Do you have a plan for your next move? What are you hoping to get for your home? Let's chat!

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# YOUR MEMORIES DON'T DISAPPEAR WHEN YOU MOVE TO A DIFFERENT PLACE.

YOU GET TO BUILD NEW MEMORIES WITH THOSE  
YOU LOVE, NO MATTER WHERE YOU LIVE.

If you drive around town, you'll likely see new houses popping up. And they're getting bigger all the time. Back in 1973, the average home was 1,660 square feet. Today, new homes run about 2,600 square feet in size. That may feel huge to you, especially if your kids already left the nest!

So how do you know if you need to downsize? Could it help you prepare for retirement? And why do you feel so attached to your home? If you've been asking questions like these, you're not alone. The good news is that you get to decide whether or not your home sweet home is enough—or too much—for you and your family. This guide will help you ask yourself some questions and provide things to consider before you make any big decisions about your house.

As your Realtor, I'm here for you every step of the way. I'm happy to help provide you all the resources you will need, list your home, get you as much money as possible and help you find the perfect new place. Questions? I've got answers; don't be afraid to reach out!

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# SUCCESSFUL *Downsizing*

When planning for retirement one of the primary decisions every retiree has to make is where to live. Will you stay in your current home or will you move? For most retirees, downsizing is the probable option.

Evaluating where you want to live and how you want to live during retirement can take years of thoughtful consideration.

There are many questions to be asked and answered: do you want to live in the same community, will you move to be closer to family and friends, would you be more comfortable with a different style of home, how much space will you require, are you aiming to lower your taxes, maintenance and long term affordability? Also consider access to quality medical care and choosing an environment that offers convenient, effortless living.

Downsizing and moving during retirement is a massive undertaking but with the proper planning can turn out to be a productive, life enhancing adventure. If you know that you will be selling your current home and moving to a more suitable residence for your retirement years, the sooner you make the decision and start the process the more manageable it will be for you. Don't wait. A move at age 70+ will not be easier than a move at age 65.

Whether it's to a retirement community, assisted living, apartment, condo, or smaller home, when you're ready to make the move, I'm here to help every step of the way!  
Questions? I've got answers!

# Downsizing QUESTIONNAIRE

## WHERE ARE YOU GOING?

Have you begun looking for or already found where you are moving to?

## PRICING

*What did you have in mind regarding price? Are you open minded to a list price?*

## TIMEFRAME

*Do you need to close on a new home? Will you be leasing? Ideal move in time?*

## INTERIOR

Do you know of anything inside your potential new home that is a "must have"?

## MOVING

Do you have help for your move? Family? Friends? Do you need moving company recommendations?

## Downsizing



### SAVE MONEY ON FRIVOLOUS LIVING

Let's face it, the more space you have, the more area you feel like you need to fill every square corner with! One of the beauties on downsizing your home is the ability to stop wasting money on furniture, electronics, appliances, and home items that are used to fill space rather than to fulfill a function. Downsizing into a smaller home will help you prioritize your life and only bring what is necessary in your home.



### ENJOY THE BENEFITS OF SMALLER LIVING

Many homeowners agree that living in a larger home leads to greater stress and upkeep. From cleaning, maintenance, furnishing, outdoor home upkeep and the cost to run all of these factors can lead to a home that is stressful. Downsizing your home can be the first step to a minimal and stream-lined life. You will be surprised how reducing your daily chores and maintenance will free up your time for leisure activities, spending time with your family, getting more rest, and maybe loving your home more than loathing it.



### A SMALLER HOME MEANS OFTEN LEADS TO A HAPPIER HOME

While your home lifestyle varies from your neighbors, many homeowners agree that smaller homes enable the family to bond and work together as opposed to large and spread out floor plan homes. Smaller homes create an environment where family members and roommates get organized and can compromise over living arrangements, sharing closets, and making a small home feel cozy instead of cramped. Instead of looking at a smaller home as a down-grade, look at it as a way to a happier domicile.



### SAVE ENERGY WHEN DOWNSIZING

If you have ever lived in a large home you know one of the downsides are energy costs. From heating and cooling costs to water savings in your bathrooms and kitchens, it costs a lot to run a large home. Smaller homes will give you the added benefit of reducing you and your family's carbon footprint meanwhile you will enjoy a lower energy bill in the warmer and cooler months. If you are curious to find out how a smaller home and energy efficient appliances and systems could work in your home, contact your local home energy provider. They often can give you an audit of your current usage and estimate how you can save.

Statistics show that selling your home with the assistance of a professional real estate agent will garner you a higher profit, about 13% higher, enough to cover the commission as well as put more money in your pocket.



## Downsizing



### DOWNSIZING CAN FREE UP YOUR LIFESTYLE FOR TRAVELING

You may not of considered it before, but your house requires a lot of work when you leave town. From ensuring security systems and doors and windows are properly monitored to monitoring exterior lighting and keeping your grounds up, traveling can often be a burden when you have a large home. If you decide to downsize traveling can be less of hassle when you need to leave your home for extended amounts of time, especially if you downsize to an apartment or condominium unit from a stand-alone house.



### DOWNSIZING CAN HELP YOU OPEN A NEW CHAPTER

For many homeowners downsizing their home can be a new chapter. Whether you are an empty-nester who has older children who have moved out to those who have suffered from a death of a spouse or close roommate. Downsizing can represent a way to start a new life in a new home. Consider opting for a smaller home that could have less upkeep, possibility of a homeowners association that can maintain the grounds and other amenities to enjoy your home as opposed to maintenance.



### A PAIRED DOWN LIFESTYLE WILL HELP KEEP YOU OUT OF DEBT

While this won't be true for every homeowner, pairing down your small living lifestyle can help you from over spending, over charging, and over buying for your large home. A smaller home will help you keep on a budget and shopping sprees will be curbed because there isn't enough space to house too many new additions! If you are trying to save money and keep your credit from going into the red, consider downsizing yr home – your future will thank you for it.



# Tips FOR DOWNSIZING

Have you noticed there is a new push for downsizing the way we live? Homeowners are realizing that “living large” doesn’t always mean bigger is better. In fact there are many benefits to downsizing to a smaller home. Whether the decision is voluntarily or you are forced to move for job relocation or other life event, rest assured there’s a benefit to decreasing your home size. If you love saving money, energy, resources, and enjoy saving time on upkeep.

## Know your why

As it goes with most major decisions, get to the bottom of why you want to downsize in the first place. Do you want to pay less in housing, or live in a better neighborhood? Or maybe you just want less upkeep, or to live a minimalist lifestyle. For the Munsons, they’ve found that spending less time on cleaning and the upkeep of their home has fostered more quality time and brought them closer as a family. As Munson explains: “We spend more time together as a family, and find that we go outside a whole lot more. I only get one chance at raising my kids and so I am going to err on the side of relationship and spend more time with them than less.”

## Do a test run

If you’re not sure how you’ll do in a smaller space, I suggest finding an Airbnb rental that’s similarly sized to the houses you’re looking at. Then book a stay for about a week to get a better sense of what it actually feels like to live in that kind of space. While it might sound good in theory, it might not be practical, says Lerner. If that’s the case, you’ll need to revise your search and try to find a house that’s slightly larger. If you’re mulling over the possibility of downsizing to a smaller home, you’ll want to look at both the advantages as well as the downsides. In turn, it’ll help you gauge whether this major move is the right one for you and your family.





## WHAT SHOULD I CONSIDER BEFORE *downsizing*

Even if your home is paid for or your mortgage is reasonable, you may still choose to downsize to decrease your monthly bills and make overall expenses more bearable. In 2016, the average electric bill was \$113 a month in the U.S. If you move to a smaller home, you could save money because your heating and cooling less square footage. But a lower electricity bill isn't the only way you'd profit. You could also save on or eliminate expenses related to gas, pest control, mowing, HOA fees, homeowner's insurance, and maintenance. Added up, you could save some serious cash that you could then put toward retirement. Obviously, those aren't the only reasons people downsize. Some want to move closer to family. Others experience divorce or job loss. And there are lots of people who want a more eco-friendly home. Perhaps it's time to move somewhere where you can get medical or physical assistance. Whatever the reasons, make sure you recognize both the pros and cons of downsizing. Make sure you don't hesitate to reach out to me for any questions.

I'm happy to help any way I can!

[DANYELLE@DANYELLEBROTHERS.COM](mailto:DANYELLE@DANYELLEBROTHERS.COM) | 408-891.9205

# Moving RECOMMENDATIONS

IT'S IMPORTANT TO TRUST THE COMPANY RESPONSIBLE FOR HELPING YOU PACK AND GET FROM POINT A TO POINT B. BELOW ARE A FEW TRUSTED MOVING COMPANIES WE HIGHLY RECOMMEND TO HELP YOU MOVE YOUR THINGS AND START YOUR NEW CHAPTER!

## **You Move Me**

(408) 648 -2400

[www.youmoveme.com/us/san-jose-movers](http://www.youmoveme.com/us/san-jose-movers)

[southbay@youmoveme.com](mailto:southbay@youmoveme.com)

## **Everything Goes Relocation Services**

(408) 580-6096

[www.everythinggoesmovers.com](http://www.everythinggoesmovers.com)

[everythinggoesmovers@gmail.com](mailto:everythinggoesmovers@gmail.com)

# RETIREMENT COMMUNITIES



## QUICK GUIDE TO LOCAL RETIREMENT AND ASSISTED LIVING COMMUNITIES IN YOUR AREA

### MERRILL GARDENS

408.337.0491  
merrillgardens.com  
7600 Isabella Way  
Gilroy, CA 95020

### WHEELER MANOR

408.847.5490  
eedenhousing.org  
651 West 6th Street  
Gilroy, CA 95020

### LOMA CLARA SENIOR LIVING

209.560.6801  
lomaclaraseniorliving.com  
16515 Butterfield Blvd.  
Morgan Hill, CA 95037

### VALLEY PINES

408.779.2855  
valleypines.org  
545 East Main Avenue  
Morgan Hill, CA 95037