VYLLA HOME

Downsizing Home Guide

Information and tips for your next move

A practical guide for Arkansas homeowners who want a home that fits their next chapter. A smaller home works best when it supports your daily life, reduces the work you want to leave behind and fits a realistic budget.



Inside this guide

1 Define what a better fit means

2 Build the financial and timing plan

3 Sort belongings and prepare the home

4 Coordinate the move and settle in

Prepared October 2026. Educational guidance; your signed agreements and property specific professional advice govern your transaction.

Define what a better fit means

Start with daily life

List what you want more of: time, proximity to family, easier maintenance or simpler living. Then list what creates work today. Downsizing can mean less square footage, a more accessible layout or fewer outdoor responsibilities; it does not always mean a lower purchase price.

Set your nonnegotiables

Consider steps at entries, bedroom location, doorway widths, bathroom layout, parking and storage. Think about future needs as well as current preferences. Visit possible homes with the furniture measurements and routines you want to preserve.

Compare locations by your own priorities

Test travel time to family, medical care, groceries and activities. Investigate noise, internet, guest parking, association rules and ongoing fees. Use reliable public information and your own visits to evaluate the community.

Give emotions a place in the plan

You do not have to make every decision at once. Keep a small memory collection, photograph meaningful items and invite family to choose keepsakes by a clear deadline. Avoid filling the next home before you know what fits.

Your priorities worksheet

My reasons for moving _____
Three features I need _____
Tasks I want to stop doing _____
Target move window _____

Build the financial and timing plan

Estimate proceeds realistically

Start with a supported market value, then subtract mortgage payoffs, selling expenses, negotiated compensation, repairs, concessions and moving costs. The remaining amount is an estimate, not guaranteed cash. Obtain a current payoff and update the estimate when an offer arrives.

Compare the whole monthly cost

Include principal and interest if financed, taxes, insurance, association dues, utilities, maintenance and any paid services. Compare these with your current spending. A newer or smaller home may still have higher insurance, fees or taxes.

Choose your transaction order

Selling first can clarify available cash but may require temporary housing. Buying first can simplify the move but may require carrying two homes and lender approval. A coordinated closing can reduce disruption but needs contingency planning. Review contract protections and backup housing before choosing.

Ask about special financial situations

Speak with a qualified tax professional about sale tax treatment and ownership history. If considering a reverse mortgage, seek qualified counseling and lender guidance. If the home is held in a trust, estate or joint ownership arrangement, establish signing authority and title requirements early.

Planning figures

Estimated sale price $_____ Mortgage payoff $_____
Selling and moving costs $_____ Reserve $_____
Available purchase funds $_____
Target monthly housing cost $_____

Sort belongings and prepare the home

Work one area at a time

Use keep, give, sell, donate and discard categories. Begin with an easier space and schedule manageable work sessions. Measure the destination rooms before deciding which large pieces to keep. Do not pay to move items that have no place in the next home.

Set boundaries for family and vendors

Give relatives a pickup deadline. Obtain written estimates for movers, storage and estate sale services; clarify fees, insurance, access and disposal responsibilities. Check references. Keep medication, valuables and important documents under your control.

Prepare for buyers without overimproving

Address safety, leaks and basic maintenance first. Declutter, clean and make the rooms easy to understand. Ask Joyce which improvements are likely to support marketability before spending on major remodeling. Assemble repair records and information about the home.

Protect your information

Shred unneeded sensitive papers and erase personal data from electronics before disposal. Keep identification, insurance, financial records, estate documents and closing papers together. Share account documents through appropriate secure channels.

Sorting checklist

[ ] Measure the next home and large furniture.
[ ] Schedule donation and family pickups.
[ ] Get written moving and storage estimates.
[ ] Reserve a small essentials box for moving day.

Coordinate the move and settle in

Use a written calendar

Track listing preparation, contract deadlines, inspections, closing, possession and moving dates. Plan utilities and insurance so there is no unintended gap. Confirm exactly when keys and possession transfer under both contracts.

Check the next home carefully

Inspect the property, review association documents and confirm maintenance responsibilities. Ask about stairs, parking access and restrictions on modifications. Have contractors assess accessibility changes rather than assuming they will be simple or permitted.

Prepare the first week

Pack medications, chargers, basic kitchen items, bedding and important contacts separately. Label boxes by destination room. Arrange help for heavy lifting and pathways that remain clear during unpacking.

Review after the move

Update your address, emergency contacts and service accounts. Check applicable local property tax or homestead requirements directly with the county. Keep your closing records and schedule necessary maintenance. Give yourself time to settle before buying additional furniture.

Your next conversation with Joyce

What could my current home realistically sell for? Which preparation costs should I avoid? How can we coordinate selling and buying? What would make the next home easier to live in five years from now?
My first three actions _____
_____

Your next steps with Joyce

Vylla Home

Bring your questions, priorities and timing. We can discuss the property, the choices in front of you and the next practical step.

Call 501-804-5287
Visit AskJoyceBaugh.com

Conversation planner

My main goal _____

My preferred timing _____

My biggest question _____

Documents I need to gather _____

My first action and target date _____

Sources and further reading

Arkansas Real Estate Commission | Agent Representation
https://arec.arkansas.gov/resources/agent-representation/

Consumer Financial Protection Bureau | What is a Closing Disclosure
https://www.consumerfinance.gov/ask-cfpb/what-is-a-closing-disclosure-en-1983/

Consumer Financial Protection Bureau | Beware of mortgage closing scams
https://www.consumerfinance.gov/owning-a-home/beware-mortgage-closing-scams/

Official resources reviewed October 2026. Procedures and requirements can change. Verify current information with the relevant agency, lender, servicer or qualified professional.