Sell Your Home By Owner With Houzeo



About Houzeo

Houzeo is a 100% online real estate marketplace. From listing to closing, Houzeo technology makes home selling and buying the easiest it has ever been. Users can list their homes for a flat fee, connect with local real estate pros, and find their dream home on Houzeo.com.

Founded in Manhattan, New York, with additional offices in Charlotte, North Carolina (US), and Mumbai, India, Houzeo is led by our founder, Amit Dhameja. With an Ivy League MBA and a background in finance, real estate, and tech, Mr. Dhameja spearheads this profitable startup.

The Houzeo Universe

Houzeo's product universe includes a wide range of products and services, including:

IntelliList Listing

List your home fast with the right paperwork based on your property's location!

Houzeo Dream Homes

Find your dream home, make offers, and begin your mortgage pre-approval journey.

Home Worth Calculator

Estimate your property's current market value for free

Houzeo Showings

Schedule and manage verified buyer and agent showings

Houzeo Offers

Manage, compare, and counter property offers. Request the highest and best offers in seconds.

Closing Costs Calculator

Estimate buyer and seller expenses for closing day with precision

Houzeo DigiTransact

Simplify your home sale with seamless tasks, milestones, and smart reminders.

Mortgage Calculator

Estimate monthly payments and view amortization schedules for free.

Cost of Living Calculator

Compare city or state expenses to make informed relocation decisions.



THINGS TO REMEMBER

WHEN SELLING A HOUSE BY OWNER IN MISSISSIPPI

	Prepare your nome for sale	
	• Declutter, clean, and stage the house	
	 Make necessary repairs (paint, fixtures, curb appeal) 	
	 Take high-quality photos and/or videos 	
2.	Set a competitive price	
	Research local market trends	
	 Use a home worth calculator or get a CMA report 	
	Hire an appraiser for an accurate valuation	
3.	Gather legal documents	
	• Property deed	
	Past utility bills and tax records	
	Mortgage statement (if applicable)	
	HOA documents (if applicable)	
	Termite inspection reports	
	Septic system documentation (if applicable)	
	Well water test results (if applicable)	
	• Gas line/easement info	
	Property survey (if available)	
4.	Create a listing	
	Choose a service to list your home (preferably on the local MLS)	
	Write an appealing description of your home	
	Add professionally-clicked photos of your house	
	• Include property details (sq ft, beds, baths, lot size, etc.)	



THINGS TO REMEMBER

WHEN SELLING A HOUSE BY OWNER IN MISSISSIPPI

5 .	market the property	
	 Place a 'For Sale by Owner' sign in the yard 	
	 Share on social media and community groups 	
	• Print flyers and brochures	
	 Host open houses or private showings 	
6.	Handle inquiries and showing	
	Answer questions from buyers	
	Schedule and conduct home tours	
	 Keep records of all showings and offers 	
7.	Submit all disclosures	
	• Fill out the Mississippi Property Condition Disclosure Statement	
	• Submit the lead-based paint disclosure form (for homes built before 1978)	
	Comply with all local and HOA regulations	
	• Provide the floodplain disclosure (if applicable, based on FEMA flood maps)	
8.	Negotiate offers	
	Review offers carefully	
	Be prepared to negotiate terms (price, closing date, contingencies)	
	 Accept the best offer in writing (Purchase and Sale Agreement) 	
9.	Hire a real estate attorney or title company	
	Mississippi doesn't require an attorney by law, but it's highly recommended	
	• Ensure a title search is done, and the title is clear	
	Coordinate with the buyer's agent or representative	



THINGS TO REMEMBER

WHEN SELLING A HOUSE BY OWNER IN MISSISSIPPI

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Sign the closing documents	
• Transfer the ownership and keys	
• Settle all remaining fees (mortgage payoff, taxes, etc.)	



REAL ESTATE CONTRACT

1.	Purchase price and closing details	
	Specify the purchase price and down payment	
	Include the closing date	
	 Mention who pays closing costs (seller, buyer, or both) 	
	 Add necessary contingencies like inspection, financing, etc 	
2.	Financial terms	
	 Indicate whether the buyer is paying with cash or financing 	
	• For mortgage purchases:	
	 Specify the loan type (FHA, VA, conventional) 	
	 State the earnest money deposit amount 	
	 Set a deadline for securing financing 	
	 Include a clause for the return of earnest money if financing fails 	
	• For cash transactions:	
	 Specify the minimum transfer amount 	
3.	Home inspection contingency	
	Include a clause that addresses home inspection findings	
	Set a deadline for inspection and necessary repairs	
	Define dealbreakers that allow contract cancellation	
	Allow for price renegotiation for minor repair issues	
4.	Deed and title transfer	
	Use a warranty deed for the title transfer	
	Verify ownership with the county assessor's office	
	Determine the title structure for joint ownership (if applicable)	
	• Set a timeline for the deed/title transfer	



REAL ESTATE CONTRACT

	• Specify:	
	 The title company handling the transfer 	
	 Who pays for title insurance (buyer or seller) 	
5.	Default provision	
	• Mention the consequences for:	
	Missed or late payments	
	Breaches of contract	
	 Specify how breaches will be handled 	
	 State the right to terminate the contract without penalty in case of a breach 	

WHAT TO DISCLOSE ON SELLER'S DISCLOSURE?

MATERIAL DEFECTS

1.	HVAC, electrical, and mechanical systems	
	Report issues like leaks, malfunctions, etc.	
	Confirm systems updates	
	Disclose age of systems (if known)	
	 Provide repair/maintenance records (if available) 	
2.	Drainage and flooding	
	Disclose any past flood damage (include dates)	
	 Research insurance rate impacts in flood-prone areas 	
	 Consider local market trends when pricing the home 	
3.	Plumbing	
	Specify the source of potable water	
	Mention issues with the water supply	
	• List unused wells or tanks	
	Report any issues with the sprinkler system	
4.	Pools, hot tubs, and spas	
	Confirm the presence of safety features like fences, alarms, and covers	
	• Ensure compliance with Mississippi Residential Pool Safety Regulations (for pools built after 2000)	
C (ODE VIOLATIONS	
1.	HOA-related disclosures	

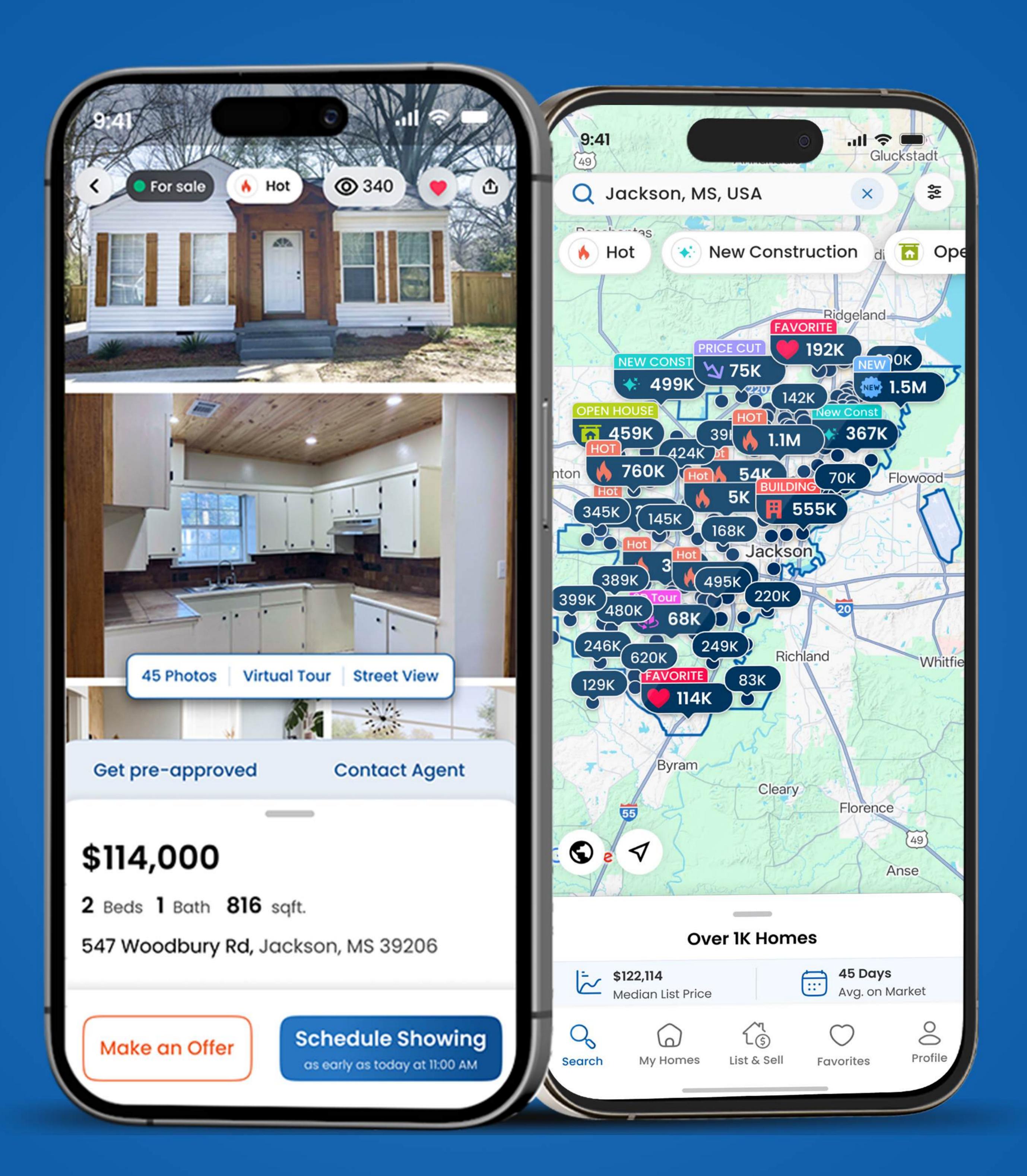


Disclose membership requirements

WHAT TO DISCLOSE ON SELLER'S DISCLOSURE?

	List any resale restrictions and lease rules				
2.	Zoning and code compliance				
	 Report any zoning violations, construction breaches, or code infractions 				
	Disclose location in a coastal high hazard zone				
	Note any restrictions on additions				
	 Include unrecorded liens (if applicable) 				
E	IVIRONMENTAL HAZARDS				
1.	Health and Safety Risks				
	• Disclose any known hazards (lead-based paint, asbestos, mold, radon)				
	 Mention any past environmental damage or repairs 				
	• Report nearby protected areas (e.g., wetlands, coastal zones, floodplains)				
2.	Infestations				
	Disclose any history of termites, pests, or related structural damage				
3.	Sinkholes				
	Report known sinkholes or areas prone to collapse				
	Include past sinkhole-related insurance claims				
FEDERAL DISCLOSURE REQUIREMENTS					
	Provide an EPA-approved lead hazard pamphlet				
	• Include the Lead Warning Statement in the sale contract				
	Disclose known lead-based paint hazards for homes built before 1978				







Scan the QR to download the app





