Senior Move Timeline Options

How to move a parent without delays

Wondering how best to plan your move?

Move MomTX .COM

Included Within:

- 5 Step Plan
- 3 Options for Moving
- Ways to avoid delay
- Next Steps
- Additional Tools
  - Downsizing Checklist
  - Move Checklist
  - Real Estate Sale Timelines

Creating the Plan

Creating a Plan for Moving a Parent

How to avoid delays, reduce stress, and make better decisions

Without a plan, it's easy to:
feel overwhelmed
delay important decisions
make choices under pressure

A simple plan helps you stay in control and avoid costly mistakes.

THE 5-STEP TIMELINE

Most senior moves follow a similar path. Understanding the steps helps you stay ahead of problems before they happen.

1. **Decide -** Recognize it's time to act
2. **Plan -** Choose your timeline/approach and line up the right support
3. **Choose Care -** Tour and secure assisted living
4. **Prepare the Home -** Downsize, declutter, get organized and make ready
5. **Move -** Transition, Move in and handle the home

Most delays happen between "Plan" and "Prepare the Home."

Choosing your Timeline/Approach

Most families fall into one of these three paths depending on urgency, finances, and the home.

The right choice depends on three things:

- How quickly you need to move
- Whether you need the home to fund care
- How much time you have to prepare the home

	Move First (Fastest)	**Sell Fast, Then Move**	**Prepare & Maximize Value**
Speed to Move	Immediate (Days - Weeks)	Short Term (2-6 Weeks)	Slower (1-3 Months)
Upfront Funds Needed	Yes (Cover Care before Sale)	No (Sale Funds Move)	Yes (Prep & Carrying Costs)
Home Prep Required	Minimal (Handle Later)	Minimal to None	Moderate to High (Clean, Repair, Stage)
Financial Outcome	Moderate to High	Moderate	HIghest Potential
Best For	Urgent Situations / Safety Concerns	When Funds are not available	Time, Flexibility Maximizing Value
Tradeoff	Temporary financial strain	Less control on sale price	Slower Timeline, More Coordination

Most families don't fit perfectly into one path—your situation may be a combination of these. The key is choosing a direction and moving forward.

Biggest Delays to Avoid

Most delays don't come from the move itself—they come from uncertainty and lack of coordination.

Avoid these common issues:

- Waiting too long to start downsizing
- Trying to "fix everything" before making a decision
- Family disagreements slowing progress
- Not understanding how the home impacts timing
- Waiting for a crisis to force action

A simple plan early can prevent most of these problems.

HOW THE HOME IMPACTS EVERYTHING

The home plays a bigger role than most families expect.

It affects:

- Timing – when the move can happen
- Finances – how care is paid for
- Stress – how complicated the process becomes
- In many cases, the home is the key to making everything else work.

Coordinating the move and the home together is what prevents delays.

Regardless of Approach

No matter which path you take, these steps apply:

- Continue having conversations with your loved one so everyone is aligned
- Begin touring and evaluating assisted living options
- Start downsizing and preparing for the move
- Complete any basic cleanup or small repairs if possible
- Line up the right support

Next Steps Based on Approach

If You've Identified Your Path, Here's What to Do Next:

Move First (Fastest Path)

Goal: Get your parent safe and moved as quickly as possible

- Select and secure an assisted living community
- Coordinate a move-in date (often within days or weeks)
- Move essential belongings first (not everything)
- Create a plan to handle the home after the move
- Evaluate whether to sell as-is or prepare later

Move First

Focus on safety and speed—everything else can be handled after.

Sell Fast, Then Move

Goal: Use the home to fund the move quickly

- Prepare the home for a quick sale (light cleanup only)
- Get a pricing strategy focused on speed, not perfection
- List or explore fast-sale options
- Begin researching and touring communities during this time
- Plan the move once funds are available

Sell Fast, Then Move

Balance speed with access to funds—don't delay both at the same time.

Prepare, Then Move (Prepare and Maximize)

Goal: Maximize value and create a smoother transition

- Begin downsizing and clearing out the home early
- Complete needed repairs, updates, or staging
- Develop a plan to list the home at full market value
- Take time to carefully evaluate assisted living options
- Coordinate the move around the sale timeline

Prepare & Maximize

This path offers more control—but requires time, coordination, and planning.

Line Up the Right Support

Most families try to handle everything themselves at first.
Having the right people involved early can save time, reduce stress, and prevent costly mistakes.

1. Senior Living Advisor / Placement Specialist

- Helps identify the right care options
- Guides tours and availability
- Often free to families

2. Real Estate Specialist

- Helps determine timing of the home
- Coordinates the home sale with the move
- Can provide multiple avenues to sell the home in addition to a traditional listing such as buying it directly and/or multiple finance options
- The home often drives the timing and financial side of the transition—so having someone who understands both is critical.

3. Downsizing / Move Manager

- Helps sort, organize, and reduce overwhelm
- Coordinates packing and logistics

4. Estate / Elder Law Attorney (if needed)

- Power of attorney
- Legal decisions
- Estate considerations

5. Family Decision Maker(s)

- Clarify who is leading decisions
- Avoid delays and conflict

Tools to Move you Forward

This is one part of The Senior Move Roadmap

Feel free to click or request any of the other guides. For Convenience we have included Decluttering Tips, Move Planning, and more details regarding a cash sale vs Traditional financing at the end of this guide.

Is it Time? | **Have the Conversation** | **Make the Plan** | **Understand the Costs** | **Choose the Right Place** | **Prepare the Home** | **Make the Move**

Additional Resources Included here

- Downsizing Checklist
- Sample Move Checklist
- Real Estate Sales Options

If you're in Houston and need help figuring out next steps, I'm happy to walk through your situation and help you create a simple plan.

Call or Text 602.327.1244 **dan@movemomtx.com**

Downsizing Checklist by Room

BEDROOM – PRIORITIZE COMFORT & NECESSITY

✅ Keep:

- Bed frame & mattress (if suitable for new space)
- Essential bedding (2-3 sets of sheets, 1-2 comforters)
- A small selection of seasonal clothes (use the one-year rule: If you haven't worn it in a year, donate it!)
- Nightstand & reading lamp

🚫 Donate/Discard:

- Extra or unused furniture (dressers, chairs, bedside tables)
- Excess linens, blankets, and throw pillows
- Old or unused clothing, shoes, and accessories
- Bulky or duplicate items (like extra lamps or nightstands)

KITCHEN – STREAMLINE TO EVERYDAY ESSENTIALS

✅ Keep:

- A small set of dishes (2-4 plates, bowls, mugs, and glasses)
- Basic cookware (1-2 pots, 1-2 pans, baking sheet)
- Everyday utensils (silverware, a few serving spoons)
- 1-2 appliances used daily (e.g., coffee maker, microwave)

🚫 Donate/Discard:

- Specialty kitchen gadgets rarely used (waffle makers, bread machines, etc.)
- Excess cookware, plates, and glassware
- Expired pantry items and spices
- Large or duplicate appliances
- Excess Tupperware with missing lids

LIVING ROOM – KEEP IT FUNCTIONAL & COZY

✅ Keep:

- Comfortable seating (downsized sofa or favorite armchair)
- A few sentimental decor pieces (framed photos, heirlooms)
- A small bookshelf or storage unit for organization
- TV or entertainment system (if used regularly)

🚫 Donate/Discard:

- Large, heavy furniture that won't fit in the new space (china cabinets, oversized coffee tables)
- Excess decorative items (vases, figurines, artwork)
- Extra furniture that won't serve a purpose in the new home
- Outdated media (DVDs, CDs, VHS tapes)

BATHROOM – DECLUTTER & ORGANIZE FOR EFFICIENCY

✅ Keep:

- Everyday toiletries (limit to one of each item)
- Essential towels (2-4 bath towels, 2 hand towels, 2 washcloths)
- Small first-aid kit
- A few storage bins for organization

🚫 Donate/Discard:

- Expired medications and skincare products
- Old or unused makeup and beauty supplies
- Worn-out or mismatched towels and washcloths
- Excess travel-size toiletries from hotels

HALLWAY / ENTRYWAY – REDUCE CLUTTER & IMPROVE ACCESSIBILITY

✅ Keep:

- A small console table or key holder
- Coat rack or hooks for outerwear
- A daily use bag or purse
- Walking cane, mobility aids (if needed)

🚫 Donate/Discard:

- Old or unworn coats, hats, and shoes
- Stacks of unread mail and paperwork
- Decorative clutter (extra vases, small furniture)

LAUNDRY ROOM – ONLY KEEP THE ESSENTIALS

✅ Keep:

- Laundry detergent, fabric softener, and stain removers
- 1-2 laundry baskets
- An iron and ironing board (if regularly used)

🚫 Donate/Discard:

- Old, worn-out cleaning rags
- Expired cleaning supplies
- Extra or broken hangers

STORAGE SPACES (GARAGE, ATTIC, BASEMENT, CLOSETS) – DECLUTTER DEEP STORAGE

✅ Keep:

- Important paperwork (store in labeled folders)
- Essential tools (hammer, screwdriver, flashlight)
- Sentimental items (limit to one small box or digitize)

🚫 Donate/Discard:

- Old holiday decorations that aren't used
- Extra tools, sports equipment, and duplicate hardware
- Boxes of "someday" items that haven't been touched in years
- Old furniture, broken appliances, outdated electronics

Move Checklist

If you are on the Move Fast Timeline CLICK HERE for the full document

2 Months Before Move

- ☐ Finalize retirement community choice
- ☐ Send home/condo/apartment deposit
  - ▯ Inquire about move-in restrictions (days/times)
- ☐ Pick a moving date
- ☐ Call insurance agent to see if change in policy (rental vs. homeowner) is needed
- ☐ Research senior move management services
  - ▯ Ask for a consult and decide if services are necessary
- ☐ Get pricing for moving & shipping services (at least three)
  - ▯ Visit the BBB website, other review sites, and ask for references to contact. Once you've made a decision, book ASAP
  - ▯ Purchase moving insurance—sometimes offered through your insurance agent
- ☐ Secure apartment dimensions & create floor plan
  - ▯ Decide what furniture & other belongings will fit (& won't fit)
- ☐ *Take pictures to recreate setup of prior home
- ☐ Begin sorting items into three groups: Keep, Donate, Trash
  - ▯ Hold a garage sale
  - ▯ Order a dumpster for junk removal
- ☐ Order boxes, packing tape, bubble-wrap and other supplies
- ☐ Reserve storage space, if necessary
- ☐ Fill out USPS change of address paperwork

*Especially important for dementia patients

Houston Senior Sale Timeline:

Get Mom Settled in 90 Days (or less)

Two realistic paths to sell the family home and coordinate a smooth move into independent or assisted living, memory care, or a CCRC.

Helping Mom Move Houston – Senior Transition Timeline

Moving a parent is one of the most emotional and complex decisions an adult child will ever make.
The #1 question we hear is:
"How long will it actually take to sell the house and get Mom safely settled?"
The answer depends on how the home is sold. Below are the two most common paths in today's Houston market — Cash Sale (fastest) and Traditional Financed Sale (most common). Both are designed to align the home sale with a senior living move-in date so families avoid gaps, double housing costs, or rushed decisions.
Use this timeline to start planning with confidence. Whether you're the primary caregiver in Houston or coordinating from out of state, knowing the realistic steps and timeframes reduces stress and helps you protect Mom's savings and well-being.

Very few buyers in Houston buy in cash. MoveMomTx and its partners can move quickly. This timeline gives you the most flexibility to coordinate with the senior living admissions team.

Steps	Key Tasks	Days
1 **Quick Property Review**	• Walk the property or review photos to assess condition • **Skip repairs, staging, and show-ready prep entirely** • Identify investor value • Get a straightforward cash offer range quickly	1–2
2 **Simple Offer & Agreement**	• Receive a no-obligation cash offer • No commissions, minimal fees, and fewer contingencies • **Flexible terms (leave items behind, move assistance, choose closing date)** • Accept the offer and move directly to closing	3–4
3 **Fast, Hassle Free Closing**	• No lender delays, appraisals, or financing risk • No repairs required after inspection • Title company handles paperwork and coordination • Close quickly and get paid—on your timeline • **Move your loved one (Moving Assistance** may be available)	11–31

Why families and senior living teams love the Cash option

Cash buyers can close extremely fast (often 7–30 days total). This path is ideal when speed is the priority — for example, when a senior living community has a move-in date available in the next 30–60 days or when the family wants to minimize the time Mom is in transition.

Why most Houston families choose the **Traditional Path**

The majority of buyers in Greater Houston still use financing. While this route takes longer (typically 60–90 days from listing to closing), it often attracts a wider pool of buyers and can result in a stronger final sale price. This timeline gives you the breathing room to properly prepare the home, stage it, and coordinate with the senior living admissions team so Mom's move-in date lines up perfectly with closing.

Days

1 Pre-Listing Preparation — 0-14

- Partner with a real estate agent to define goals, review the market, and set pricing strategy
- **Declutter, depersonalize, and stage** the home so buyers can envision living there
- **Complete minor repairs and upgrades** (paint, fixtures, curb appeal improvements)
- Gather key documents (deed, tax records, HOA info, repair receipts)

2 Listing & Marketing — 15-22

- Use professional photography, video, and virtual tours to create strong online presence
- Write a compelling listing description that highlights unique features
- List on MLS and major platforms for maximum exposure
- Promote through signage, social media, and broad marketing campaigns

3 Showings & Open Houses — 23-45

- **Keep the home clean, bright, and "show-ready"** at all times
- Be flexible with showing times to attract more buyers
- **Leave the home during showings** so buyers feel comfortable exploring
- Review feedback from buyers/agents to adjust pricing or presentation if needed

4 Offers & Negotiations — 46-50

- **Evaluate offers beyond price** (terms, contingencies, financing strength)
- **Negotiate using counteroffers to improve price and terms**
- Manage multiple offers strategically in competitive markets
- Accept an offer and move the home "under contract"

5 Closing — 51-90

- **Complete inspection and negotiate any repair requests**
- **Ensure appraisal meets value required by buyer's lender**
- Finalize title, paperwork, and buyer walkthrough
- Sign documents, transfer funds, and hand over keys on closing day
- **Move your loved one to their new home***

Ready to create your family's personalized 90-day plan?
Let's align the sale of your parents' home with the exact senior living move-in date that works best for your loved one.

I offer free, no-obligation consultations that includes:

- A custom timeline built around your target move-in date
- Quick home valuation and/or cash offer
- Introduction to trusted move managers, estate sale companies, and senior living partners.

Move MomTX .COM

Free Resources
www.movemomtx.com/SeniorResources

Call or text me anytime: 6023271244 or dan@movemomtx.com