


Novation Checklist

A **Novation Agreement** allows you, the seller, to partner with Birddog Seller Services to update and market your property to traditional buyers on the MLS—without paying upfront for repairs or listing fees. This checklist explains what to expect and how to prepare if you're considering a novation.



Novation Checklist:

- ✓ Review and sign your Sales Agreement and Listing Agreement with Birddog Seller Services.
- ✓ Provide property details, mortgage balance, and disclosures.
- ✓ Approve up to \$10,000 in necessary repairs or updates (covered upfront by Birddog).
- ✓ Confirm open house schedule (up to 4 per month).
- ✓ Maintain property access for contractors and potential buyers.
- ✓ Understand projected offer range (BPO $\pm 10\%$) and timeline (median DOM $\pm 20\%$).
- ✓ Review all offers—Birddog will manage buyer communications and negotiations.
- ✓ Confirm final net price and approve buyer contract.
- ✓ Prepare for closing and transfer of keys upon completion.

Expectations: Most novation transactions close in 45–90 days depending on repairs, buyer financing, and market conditions. Birddog covers initial repair costs, transaction coordination, and marketing fees. Sellers only pay if repair expenses exceed \$10,000.

Disclaimer: Every property is unique. Participation in the Birddog Novation program requires evaluation and approval. Results and timelines may vary. This checklist is for informational purposes only and does not guarantee a sale or specific outcome.

■ **Ready to Explore Novation?**

Download your Free Novation Checklist today.

Enter your information in the form and we'll email you the PDF instantly.

Discover if novation is the right solution for your property.