

How to Guide SELLING & BUYING A HOME AT THE SAME TIME



A step-by-step guide
to sell your home while buying your
next

BY KRISTIN POMROY
UTR-TEXAS, REALTORS



1. Your Options: Sell First or Buy First

Option A: Sell First, Then Buy

How it works:

- You put your current home on the market first.
- Once it's sold, you start looking for your next home.

Pros:

- Clear budget for your new home.
- Less financial stress.

Cons:

- Temporary housing may be needed.
- You may feel rushed finding a new home after selling.

important tip



Keep this guide handy and refer to it whenever you have questions — it's your roadmap through a big transition!

Option B: Buy First, Then Sell

How it works:

- You find your new home before selling your current one.
- Your current home may sell while you're in your new home or while waiting to move.

Pros:

- Smooth transition — you move directly into your new home.
- Less stress about timing closings.

Cons:

- May need a bridge loan or short-term financing.
- Possible carrying costs for two homes.





2. Timing & Contingencies

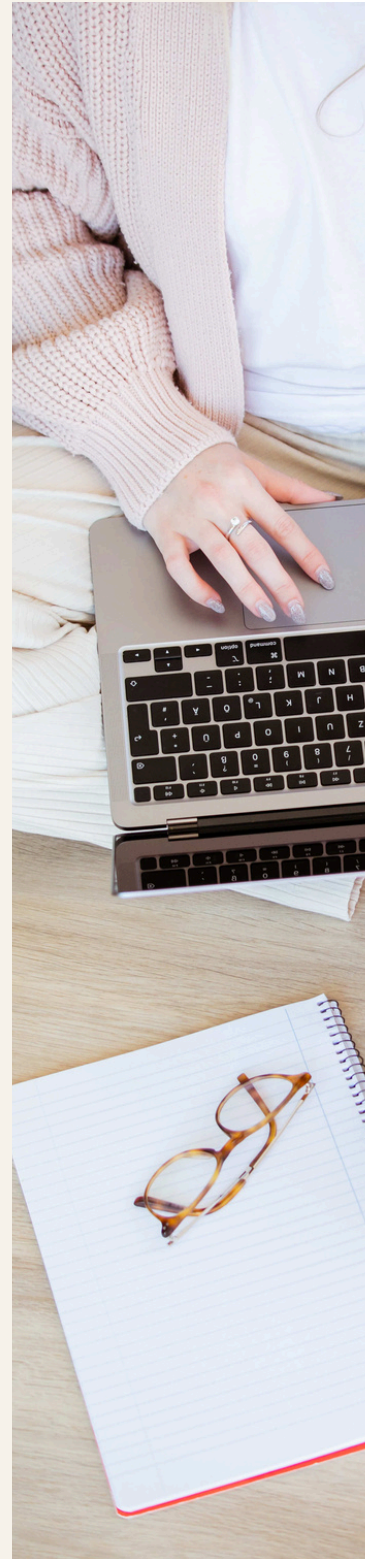
1. Home Sale Contingency: Protects you by making your offer on a new home contingent on selling your current home.
2. Simultaneous Closings: Closing on both homes on the same day — requires coordination between title companies and lenders.
3. Possession Dates: Negotiate move-in and move-out dates that work for you and the buyer.

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“Your next home is more than a place – it’s the start of your next chapter. I’m here to make that transition smooth, simple, and stress-free.” –Kristin Pomroy

3. Financing & Budget Tips

1. Talk to your lender early about options for bridge loans or pre-approval.
2. Know your bottom line: how much you need from the sale and what you can afford for your next home.
3. Keep emergency savings ready — buying and selling simultaneously can have unexpected costs.



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“Buying or selling a home should feel exciting, not overwhelming. I’m here to guide you every step so it actually can be.” –Kristin Pomroy

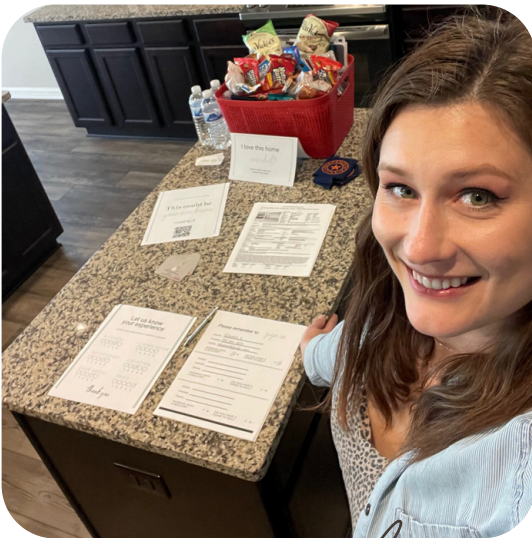
4. How I Help You

- Full guidance on strategy (sell first, buy first, or simultaneous).
- Coordinate with your lender, title company, and other professionals.
- Provide realistic timelines and market insights.
- Negotiate terms to protect your interests.



Conclusion and Next Steps

- Schedule a one-on-one consultation with me.
- Review your finances with a trusted lender.
- Decide which strategy fits your timeline and comfort level.
- Start your home journey with confidence!



Thank you!

“Ready to take the next step? I’ll be with you every step of the way – from your first showing to the keys in your hand.”

–Kristin Pomroy

Kristin Holds the Key

#729183



kristinholdsthekey@gmail.com
holdsthekeyrealty.com

This guide is for informational purposes only and is not intended as legal, tax, or financial advice. Please consult your professionals for advice specific to your situation

