

MAKE THE RIGHT MOVE, **DON'T SELL.**



**OVERVIEW & HOW IT WORKS**

Find Your RightSize at **[LiveRightSize.com](http://LiveRightSize.com)**

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## **Our Mission**

RightSize is the Nation's Premier Real Estate Exchange Listing Service. We are the single best alternative to a real estate sale in unfavorable markets.

We connect residential property owners to a national network of others who want to temporarily exchange their home with that of another.

Furnished or unfurnished, whether for size or location, one or two years, a growing family, empty-nester, school district or job location; why sell if you can temporarily exchange with another?

Keep the benefits of home ownership, but don't let it tie you down.

Think up-size or down-size. Re-size.

***What's YOUR RightSize?***

Find Your RightSize at **LiveRightSize.com**



## How It Works

RightSize connects you to a network of people who want to exchange their property with that of another. It is important that you detail what you have and what you are looking for. Flexibility will increase your success. So be specific on what you have, but consider greater flexibility on what you are looking for. Size, type (house, townhouse or condominium) and location are all important. Increase your pool of opportunity and likelihood of a great deal by being flexible.

### The Listing

Take your time and detail all the features of your property that may be of interest. Other than the number of bedrooms and bathrooms, you may want to describe your property's construction and architecture. Is it vintage, mid-century or modern? Do you have a yard, porch or balcony? New or old construction? Think about the neighborhood--professionals, children, or mostly empty nesters? What school district are you in? Is there a nearby park? Is there easy access to a highway, bus stop, commuter train or subway? Neighborhood restaurants, bars, museums or a YMCA? A great description can bring a great opportunity.

### The Search

Browse listings for a possible match, looking at both the "have's" and the "want's." Search with a broad view first, then narrow your search criteria later. Be flexible!

### The Contact

Once you have identified a good match, submit a contact request by selecting the "Contact this User" button. Your contact request will be processed and submitted to the other party via email. Only upon mutual agreement should full e-mail addresses be exchanged. Confidentiality and security are important. Write questions and receive answers. Request additional information, perhaps something not described in the listing. Get a good sense as to whether theirs is a property of potential interest to you. It is important that you not disclose personal information at this time. Focus the discussion on the properties, your needs and the hoped for outcome. Talk about cost. What do you need and what are you willing to pay. For example, if you own a two bedroom condominium and are looking for a house in the suburbs, what is the additional amount you are willing to pay? Maybe you want an even exchange. Furnished or unfurnished? Are pets okay? Upsize, downsize, discuss your mutual RightSize. What is the duration of the exchange? One or two years, maybe only six months? Make certain that you have a meeting of the minds. Is this a real opportunity? Is it going to work for you?



### **The Meeting**

Once you and the other party have decided that this may work, schedule a meeting. Think about first meeting at a coffee shop or other public venue. Maybe you want to meet for lunch. We recommend against an initial meeting at your home or work. Find a good spot and get to know the other person. You will be living in each other's home. Is that going to work? Meeting face-to-face is important as you will learn a lot about the other person. Are they neat, do you share common interests and objectives, are they professional, will they take proper care of your home? Schedule a second meeting if need be. Get comfortable with the other person before you schedule an inspection of each other's property.

### **The Inspection**

The inspection is an important part of your agreement. Discuss and document the condition of your respective properties. Detail. Take your time. You should note the condition of appliances, heating/cooling systems, wall coverings, carpet, wood flooring, and so forth. Agree to the condition of the property and landscaping. Take pictures or a video if necessary. You want a happy and rewarding experience.

### **The Background Search**

As part of your listing you should also request your own credit and criminal background check. We have provided links to various vendors that you may want to use for this. Redact your social security number and the account numbers. Both parties should agree to an exchange of that information. You want to be certain that the other party can afford their obligation under your agreement. You do not want to exchange with persons with whom you're not comfortable. Disorderly conduct, a DUI, a misdemeanor or other like history should give you pause.

### **The Agreement**

You can choose a standard lease/rental agreement or you can customize. Hire an attorney. See our resources section for lease agreements. You should stipulate to mutual inspections of the properties maybe on an annual or semi-annual basis. How is responsible to small repairs, what about large repair. Each party should be responsible for their own mortgage and assessment payments. Who is responsible for special assessments. The following is a listing of items that you may want to add to your agreement. Remember, this is a dynamic process. Be comfortable with what you're willing to agree to. Make it mutual.



## Terms & Conditions (The Fine Print)

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