EveryPlace with Laughton Team

Your winter home, step by step.

Use this before you tour, while you buy and before you leave for summer. Check things off as you go and bring your questions to our call.

BEFORE YOU TOUR

Get clear on the plan

- [ ] Decide which months you'll spend in Arizona each year
- [ ] Pick a budget that includes HOA dues and summer care
- [ ] Decide: 55+ community or all ages
- [ ] Single story, garage, pool or no pool
- [ ] Talk with a lender about a second home loan
- [ ] List three must haves and three nice to haves

ASK YOUR ADVISORS

CPA, lender and Medicare plan

- [ ] CPA: which state stays your legal home
- [ ] CPA: how Arizona's nine month residency rule applies to you
- [ ] Lender: second home or primary residence occupancy rules
- [ ] Medicare plan: is out of state care covered in winter
- [ ] Insurance: coverage for a home that's empty for months
- [ ] Estate planning: update documents for two states

CHOOSING A COMMUNITY

Questions for any HOA

- [ ] Monthly dues and what they cover
- [ ] Age rules for residents and overnight guests
- [ ] Rental limits and minimum lease length
- [ ] Golf cart, RV and trailer storage rules
- [ ] Recent or planned special assessments
- [ ] Who handles landscaping while you're away

TOURING FROM OUT OF STATE

How to trust what you can't see

- [ ] Ask for a live video walkthrough, not just photos
- [ ] Check street noise, smells and natural light
- [ ] Confirm internet speed at the exact address
- [ ] Ask the age of the roof, AC and water heater
- [ ] Look at the backyard at the time you'd use it
- [ ] Have your agent attend the inspection

General information only, not tax, legal, lending or Medicare advice. Confirm your situation with a licensed professional.

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ARIZONA SNOWBIRD HOMEBUYER CHECKLIST

MAKING THE OFFER

Write it with the season in mind

- [ ] Review recent sales in that community, not just list prices
- [ ] Ask about seller paid closing costs
- [ ] Plan inspection and appraisal dates around your travel
- [ ] Request HOA documents early and read the rules
- [ ] Confirm what furniture or golf cart conveys
- [ ] Set up e-sign and a mobile notary for closing

AFTER CLOSING

Set up the house

- [ ] Transfer electric, water, trash and internet
- [ ] File the primary residence affidavit only if it applies
- [ ] Change locks and garage codes
- [ ] Register with the HOA and get a gate or amenity card
- [ ] Find a home watch service and a handyman
- [ ] Keep a travel log of days in each state

BEFORE YOU LEAVE FOR SUMMER

The lock and leave list

- [ ] Schedule an AC tune up
- [ ] Set the thermostat to protect the home, not cool it
- [ ] Turn off the main water or install a leak shutoff
- [ ] Set the water heater to vacation mode
- [ ] Empty the fridge or leave it on and cleaned out
- [ ] Close blinds on west and south windows
- [ ] Start monthly pest control
- [ ] Set up pool service or winterize the pool
- [ ] Arrange home watch visits and give them a key
- [ ] Forward mail and pause deliveries
- [ ] Tell the HOA and neighbors your dates
- [ ] Store patio cushions and secure outdoor items for monsoon season

Want a second set of eyes on your plan?

Book a 15 minute call and we'll walk through your timeline, budget and the communities that fit.

623-264-5668

Clarity over pressure. Always.

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