

From Kansas to Kernersville in 25 Days: A Relocation Story

I once helped a family move here from KS to Kernersville, NC, and from the time they arrived to closing day was about 25 days.

To be honest, this is pretty normal. 25 days from arrival to closing... no problem! I do this all the time. Short-term rental, seeing houses, negotiations, inspections, and the whole nine yards can easily be taken care of in this time frame. In fact, this is the timeline I LOVE! I love having to come up with a fast-paced strategy!

Here's the kicker...

They decided they would be moving to NC only about 3 weeks before actually moving here. Meaning we had to secure a short-term rental, find schools for their children, figure out where they needed to be so we could be SUPER strategic with our home search, find jobs, hire moving companies, and SO much more... all in about 20 days!

Here's the other kicker...

They had already been trying to sell their home in rural KS (and I mean RURALLLL) for over 6 months. They were also already under contract on a home in another part of KS. Yep... those are big deals!

We got to WORK! Their agent in KS helped them back out of that contract. Thankfully, a buyer put in an offer on their home, and they went under contract (it's crazy how God works and shows up at just the right times).

On our side, we began planning. I used connections I had to help with their job search, my clients got their kids enrolled in school, we secured a short-term rental, and handled all the moving pieces. We were kicking our timeline's butt!

My clients arrived, and everything went pretty great. We found the PERFECT house and made an offer. The home was listed at the top of their budget, but I knew it was perfect for them (and so did the listing agent haha). I was able to negotiate \$5,000 off the purchase price, \$9,000 in closing costs, and very little upfront in due diligence and earnest money. It was a total win for my clients!

Honestly, everything was going great on our end the entire time. Here's where things got TOUGH...

The buyers for their KS home started having financing issues. We found out about 4 days before our closing here (so 2 days before their home there was supposed to close). Seriously... my clients had already been cleared to close for almost a week on their home here. All we needed was for the KS closing to happen. But closing kept getting pushed back, and we were at the point where it COULD NOT be delayed anymore.

So I got to planning. This was going to happen. My clients couldn't get their home here if it didn't work out. Their listing agent and I came up with Plan A, Plan B, and even Plan C... just in case. Good news—we only had to go to Plan B!

While I won't bore you with all the details of what we did to make sure their closing there happened in time so we didn't have to delay ours here, I will say this...

We didn't have to delay our closing! We actually got the keys earlier than planned, and my clients were able to start moving in right after signing the docs!

My clients are now loving life in Kernersville. They've found a church and are active members, they love their jobs, the kids love their school, and they've become dear friends of mine (all from us originally connecting on Facebook)!

With the right team and support behind you, those fires that could cause everything to burn CAN be put out. Strategy, patience, and trust were a HUGE part of what made this such a success.