

Winter Park Home Move Planner

BUYER / 1 OF 2

Property passport: facts before plans

Use one copy for each candidate home. Separate what you observed, what was reported and what a dated record or qualified professional confirmed.

Street address / parcel ID / listing reference:

Tour date and time / confirmed jurisdiction and source:

What must this home let you do? Record an intended change, not an assumed approval.

A Winter Park mailing address or 32789 ZIP does not, by itself, establish city jurisdiction or project permissions. Confirm the actual parcel and responsible authority.

Project and record questions to resolve

Existing fact or intended change	Evidence / source / date	Next person or office
Existing space or reported improvement		
Proposed change: zoning / historic review		
Tree, site or waterfront question, if relevant		

Your routine: parking, entry, route, sound or access observed at this visit:

An old home is not automatically locally designated. A missing online record is not proof of a violation. A permit entry is not an inspection of present condition.

[City maps and service-area resources](#)

[City permit search: current records and pre-2020 archives](#)

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Costs, trade-offs and the next decision

Mark unknown rather than zero. Date every estimate and note what it includes; do not double-count taxes or insurance already included in a lender payment estimate.

Dated cost input to request	Source / date	Includes / still unknown
Lender payment / separate cash-to-close estimate		
New-owner property-tax estimate		
Property insurance quote / deductible / conditions		
Association obligations, if applicable		
Upkeep or intended-project quote		

The seller's tax bill is not your confirmed future bill. Use property-specific insurance information. A flood-map label does not guarantee freedom from flooding; ask about water history, drainage and coverage separately.

Trade-off and follow-up log

Feature / unresolved question	Who will check / by when	Answer / source / date
Feature I value / project I need		
Record, inspection or specialist question		

Next step: revisit / investigate / discuss an offer / keep looking - and why:

This tour organizer is not an inspection, appraisal or contract. It creates no contingency and extends no deadline. Coordinate inspection and specialist work around the actual agreement with your agent or attorney.

[Buyer guide and how to use this planner](#)

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Listing evidence and pricing questions

Make the features behind your listing supportable. Keep documented facts, personal recollections, future ideas and unresolved questions in separate categories.

Property address / intended listing month / main priority:

Build an evidence file, not a list of promises

Claim, feature or record	Document / source / unknown	Who will verify
Documented space / addition / conversion		
Roof, systems, improvements and warranties		
Site / waterfront / proposed-use statement		
Association or property-review question		

Prepare for an address-specific pricing discussion

Candidate comparable sales: address / closing date / source:

Important differences: condition, documented size, lot, street exposure or frontage:

Pricing rationale / active competition / date or trigger for reviewing the plan:

Not all Winter Park or 32789 homes are interchangeable comparisons. Asking prices, tax assessments and an online estimate do not establish a sale price. A comparative market discussion is not an appraisal or guaranteed result.

[City historic-register and alteration-review resources](#)

[City tree-removal process and exemptions](#)

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Preparation, offers and the next move

Decide which questions to verify, which projects to quote and what timing you can actually support. Keep proposed price separate from estimated proceeds.

A short preparation queue

Task or decision	Person / target date	Quote / status
Verify records / review disclosures		
Obtain professional assessment or project quote		
Presentation / photography / showing access		

Compare objective terms, not only the headline price

Discussion topic	Offer A notes	Offer B notes
Price / credits / other requested terms		
Financing / appraisal / inspection conditions		
Closing / possession / unresolved conditions		

Written net-proceeds estimate: who will prepare it / date / figures still to confirm:

Next-move dependency or showing constraint to plan around:

Have the appropriate closing professional confirm payoff, negotiated compensation, credits, taxes and settlement charges. Estimates are not guaranteed proceeds. Obtain legal, tax, lending or insurance advice from the relevant qualified professional.

Seller guide and a property-specific listing conversation

Share only the property address, general timing and goals in a first inquiry. Keep loan statements, account numbers and sensitive records out of the general contact form. Coordinate with your current agent if represented. No government endorsement.