The Roswell Right-Sizing Roadmap

1 · START WITH YOUR LIFE

What do you want this move to make possible?

A longtime home can hold relationships, routines, and a sense of who you are. Deciding what comes next can bring relief and uncertainty at the same time. Start by describing the life you want; then evaluate the property decisions that support it.

Name the change

An empty nest, a wish to be closer to family, changing mobility needs, or the burden of upkeep may start the conversation. A smaller home is one possible response. A different layout, location, or level of maintenance may matter more.

The reason I am considering a change is...

I want more of... / I want less of...

What I would miss about my current home is...

Separate your priorities

- Must have: a requirement that makes the next home workable.
- Strong preference: important, with room for trade-offs.
- Nice to have: welcome, after the essentials are met.

Bring both sides of the decision

Tom helps you examine market value, preparation, and the next-home search while making room for attachment, family conversations, and uncertainty. You can start a conversation before you have decided to move.

> **Property expertise + personal support**
> A next-home plan shaped by both daily-life priorities and property realities.

Let's talk through your next move

Tom: 678-472-1934
Office: 770-240-2001
Tom@ConsultingAndre.com · Digital business card

2 · EXPLORE YOUR OPTIONS

Give yourself more than one workable path

Compare staying, adapting, and moving before choosing a direction. The best answer should work for your daily life and your financial circumstances.

Consider three paths

- Stay: assess the maintenance, layout, and support you would need to remain comfortably.
- Adapt: explore what changes to the property could address your priorities, with qualified estimates.
- Move: identify homes and locations that solve the problems you actually want to change.

Look beyond square footage

- Daily movement: stairs, entry access, bedroom and bathroom placement.
- Connection: travel time to people, activities, medical care, and familiar routines.
- Ongoing effort: yard work, repairs, cleaning, and community obligations.
- Flexibility: guests, work, hobbies, pets, storage, and future needs.

Reality-check the next home

Tour a few realistic options before committing to a sale. Ask Tom to help compare availability, condition, community rules, and total ownership considerations. Confirm association fees and responsibilities from current documents.

The change that would improve my everyday life most is...

My biggest trade-off would be...

The Roswell Right-Sizing Roadmap

3 · MAKE THE TRANSITION MANAGEABLE

Build a plan with room to breathe

A plan should reduce the number of decisions you have to carry at once. Work backward from your preferred move and identify what must happen first.

Choose a starting sequence

- Review the current home's market position and likely preparation needs with Tom.
- Discuss the next-home budget and timing with the appropriate financial or lending professionals.
- Decide whether you need to sell first, buy first, or coordinate both.
- Identify help for repairs, sorting, packing, and moving; agree on responsibilities.

Sort with a purpose

Begin with an easy category rather than the most sentimental room. Use four destinations: keep, offer to someone, donate or sell, and decide later. Ask family what they genuinely want before making plans around assumptions.

Keep the people in the plan

Decide who needs information, whose input you want, and who has authority to make property decisions. Set a communication rhythm. A pause to clarify a concern can be more useful than forcing a rushed answer.

The person or task I need help with first is...

A pace that feels manageable would be...

Let's talk through your next move

Tom: 678-472-1934
Office: 770-240-2001
Tom@ConsultingAndre.com · Digital business card

The Roswell Right-Sizing Roadmap

4 · YOUR NEXT-CHAPTER WORKSHEET

Turn the conversation into a first step

Use these prompts on your own or bring them to a conversation with Tom. You do not need every answer before you begin.

My next-home priorities

My three must-haves are...

The people, places, and routines I want to stay connected to are...

One financial question I need answered is...

My transition plan

My preferred timing is... / My timing constraints are...

The part of this move that feels hardest is...

Support that would make this easier is...

One useful action I can take this week is...

Plan your next move with Tom

Bring your priorities, your questions, and any uncertainty. Together, you can evaluate the real estate decisions and the personal considerations behind them. Start with a confidential conversation about what you need next.

Tom Andre is an Associate Broker, third-generation REALTOR®, and former psychotherapist (GA-LPC). He previously earned the Seniors Real Estate Specialist® (SRES®) designation and no longer maintains it. That training and experience inform his balance of real estate analysis, thoughtful listening, and steady personal support.

Let's talk through your next move

Tom: 678-472-1934
Office: 770-240-2001
Tom@ConsultingAndre.com · Digital business card