

# How Jannis Sams Can Help Make Your Downsizing Experience Smooth and Easy



With over 30 years of experience in the Cleveland, TN, real estate market, Jannis Sams is uniquely positioned to help you navigate the downsizing process with ease. As the #7 ranked realtor in Cleveland and Chattanooga by *US News and World Report*, Jannis has an in-depth understanding of the local market, offering expert guidance tailored to your specific needs.

Whether you're looking for a single-level home that fits your new lifestyle or a home with minimal maintenance and the right layout, Jannis will work closely with you to find the perfect match. Her knowledge of the region ensures that you'll not only find a home that meets your needs but also a location that enhances your day-to-day life.

From helping you sell your current home to connecting you with trusted moving professionals and local service providers, Jannis is there every step of the way. She knows that downsizing can be an emotional and logistical challenge, but her personalized approach and commitment to client satisfaction ensure a smooth and stress-free experience.

Let Jannis Sams and the team at Cleveland Chattanooga Homes guide you through the downsizing journey, making it an exciting new chapter of your life.

Ready to get started? Contact Jannis today to learn how she can help you downsize with confidence! 423-503-2945



# Downsizing Guide: Moving from Your Larger Home to a Smaller, More Manageable Home



## Chapter 1: Why Downsize?

### Downsizing is Becoming Popular

Many people choose to downsize for various reasons, including simplifying their lifestyle, reducing home maintenance, and cutting costs. Downsizing can also offer opportunities to focus on other priorities like travel or spending more time with family.

### Myths About Downsizing (It Doesn't Always Mean Small)

Downsizing doesn't have to mean sacrificing space or comfort. It often means moving into a home that better fits your needs, whether that means a one-level home or a house with a more efficient layout.

### How Downsizing Can Improve Your Lifestyle

Less home to manage means more time for hobbies, relaxation, and social activities. Downsizing can make your life easier by reducing your physical and financial burdens while still providing a comfortable, functional living space.

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## Chapter 2: Understanding Your Needs and Wants



### Assessing Your Current Home

Take a look at your current living space. What parts of your home do you no longer use? Are multiple stories becoming a challenge? Identifying these areas will help you figure out what's truly important in your next home.

### Determining What “Smaller” Means to You

Downsizing can be about more than square footage—it's about layout, design, and how you use the space. Think about whether you need fewer rooms or just a more efficient layout and prioritize ease of access and flow.

### Evaluating Your Future Lifestyle

Consider factors like accessibility, the amount of maintenance you want to handle, and whether you plan to age in place. For some, this means single-level living, fewer stairs, and a home that's easy to manage day-to-day.

## Assessment & Checklist

### Step 1: Assessing Your Current Home

- Identify underused or unused rooms (e.g., guest bedrooms, formal dining rooms).
- List areas of the home that require the most upkeep (e.g., lawn, multiple stories, large basements).

- Consider what spaces you truly use daily (kitchen, living room, bedroom).
- Think about your current home's layout: What works? What doesn't?
- Evaluate how stairs, large yards, and multiple levels affect your daily life.

## **Step 2: Determine What “Smaller” Means to You**

- Decide if downsizing means reducing square footage, simplifying layout, or both.
- Determine your ideal home size: Would you prefer fewer rooms, a smaller footprint, or a more open-concept design?
- Consider if single-level living is important for ease of access (especially for aging in place).
- Make a list of essential rooms and spaces in your new home (e.g., two bedrooms, an office, a hobby space).
- Evaluate how much storage you need for items like seasonal gear, clothes, and memorabilia.

## **Step 3: Evaluate Your Future Lifestyle**

- Assess whether you want a home with low maintenance (smaller lawn, no pool, minimal exterior upkeep).
- Determine if accessibility features like wide doorways, walk-in showers, and no stairs are important for your future.
- Consider if you plan to entertain frequently or prefer a more intimate, cozy setting.
- Think about hobbies or activities that could affect the space you need (e.g., gardening, crafting, or home offices).
- Research how a smaller home can provide more flexibility (e.g., travel, ease of cleaning, and fewer responsibilities).

## **Step 4: Prioritize Your “Must-Haves”**

- Create a list of “must-haves” for your new home (e.g., number of bedrooms, single-story, open layout).



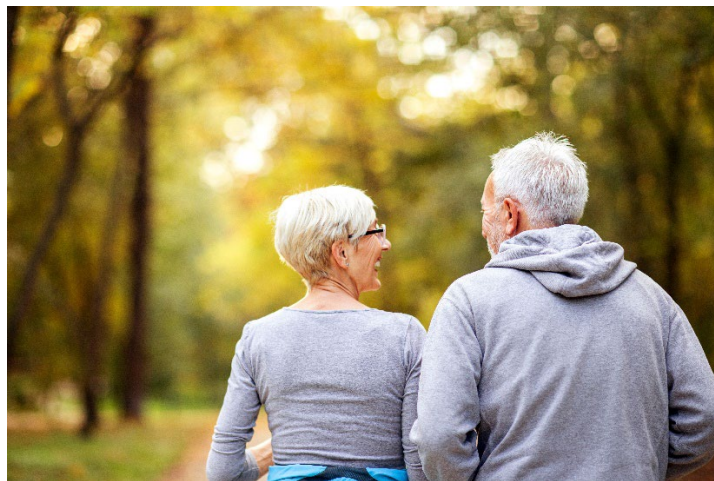
- Consider future-proofing your home with accessibility features even if you don't need them now (grab bars, step-free entryways).
- Prioritize location: Do you need to be near family, healthcare, or recreational activities?
- Decide what type of outdoor space you need (e.g., patio, small yard, or community park access).

### **Step 5: Create a “Wish List” of Home Features**

- List any bonus features you'd like but don't necessarily need (e.g., a fireplace, larger kitchen, guest suite).
- Consider modern conveniences that could make your life easier (e.g., smart home technology, energy-efficient appliances).
- Visualize how you want your home to feel—cozy, open, modern, or traditional.

### **Step 6: Review and Finalize**

- Compare your current home's features with what you want in a smaller home to see the key differences.
- Discuss your downsizing goals with family or a real estate professional to get feedback.
- Finalize your priorities, focusing on what will make your life easier and more enjoyable in your next home.



## Chapter 3: Planning Your Move



### **Creating a Downsizing Plan: Step-by-Step Approach**

Start by setting a clear timeline and budget for your downsizing journey. Break the move into manageable steps: assess your needs, find the right home, declutter, and plan for the actual move.

### **Budgeting for the Move and New Home**

Factor in the costs of moving, selling your current home, and buying a new one. Include expenses like movers, storage, and potential renovations. Consider how downsizing can positively impact your long-term budget.

### **Working with Real Estate Professional like Jannis Sams at Cleveland Chattanooga Homes – We specialize in Downsizing!**

A real estate professional familiar with downsizing can help you identify homes with layouts suited for easier living and accessibility, guiding you through the sale of your current home and the search for a new one.

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## Chapter 4: Finding the Right Home



### **Single-Level Living: Benefits and Considerations**

Single-level homes eliminate the need for stairs and often provide better flow for aging in place. Consider how this type of layout can simplify daily tasks and improve mobility.

### **Layouts That Maximize Space Efficiency**

Open-concept designs, efficient storage solutions, and multi-purpose rooms can make a smaller space feel larger and more functional. Look for homes that maximize the space you use every day.

### **How to Choose a Location That Fits Your New Lifestyle**

Location is crucial when downsizing. Look for areas that offer the amenities you need, from healthcare services to social and recreational opportunities. Proximity to family and friends may also play a role in your decision.

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## Chapter 5: Decluttering and Letting Go



### **Decluttering Strategies for a Smooth Transition**

Start small and declutter room by room. Decide what you truly need in your new home and what items can be sold, donated, or passed on to family members. Use checklists to track progress and stay organized.

### **The Emotional Side of Letting Go of Your Current Home**

Downsizing often means saying goodbye to a home full of memories. It's important to acknowledge the emotions involved and give yourself time to process this transition. Focus on the positives of creating new experiences in your next home.

### **How to Sort, Sell, and Donate Items You Won't Need**

Organize items into categories: keep, sell, donate, and discard. Use online marketplaces or host a garage sale to sell valuable items, and find local charities or organizations for donations.

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## **Decluttering Checklist for Downsizing**

### **Step 1: Prepare for Decluttering**

- Set a timeline for when you want to finish decluttering.
- Start with one room at a time to avoid feeling overwhelmed.



- Gather sorting supplies: boxes or bags labeled “Keep,” “Sell,” “Donate,” and “Discard.”
- Take before-and-after photos to track your progress and stay motivated.

### **Step 2: Sort Items by Category**

- Clothing:** Review your wardrobe and donate or sell items you haven’t worn in a year.
- Furniture:** Measure large furniture pieces to determine if they’ll fit in your new home.
- Books:** Keep favorites but consider donating or selling books you won’t read again.
- Sentimental Items:** Limit keepsakes to a few meaningful pieces; take photos of items that hold memories but are impractical to keep.

**Kitchenware:** Donate or discard duplicate items or gadgets you rarely use.

### **Step 3: Decide What to Keep**

- Keep only items you use regularly or have a clear purpose in your new home.
- Prioritize multifunctional items that save space (e.g., furniture with built-in storage).
- Limit "just in case" items—if you haven’t used something in the last year, it’s likely you don’t need it.

### **Step 4: Organize the “Sell” Pile**

- Create a list of items to sell, including furniture, electronics, and valuable collectibles.
- Research online marketplaces like Craigslist, Facebook Marketplace, or eBay.
- Host a yard sale or garage sale to sell items locally.
- Price items reasonably to ensure quick sales, and take clear photos for online listings.

### **Step 5: Organize the “Donate” Pile**

- Identify local charities or organizations that accept donations (e.g., Goodwill, Salvation Army).
- Schedule a pickup service for larger donations (furniture, appliances).
- Get receipts for tax-deductible donations.
- Donate gently used clothing, books, and household items in good condition.

### **Step 6: Discard Unwanted Items**

- Recycle or dispose of old electronics, broken items, and things that can't be donated or sold.
- Use local recycling centers for electronics and hazardous materials (paint, batteries).
- Rent a dumpster or call a junk removal service if you have a large number of items to discard.

### **Step 7: Manage Sentimental Items**

- Select a few meaningful keepsakes and create a designated space for them in your new home.
- Take photos of items with sentimental value but no practical use, so you can preserve the memory without keeping the item.
- Pass down heirlooms to family members or loved ones who may appreciate them.

### **Step 8: Stay Organized**

- Label boxes clearly by category (keep, sell, donate, discard).
- Create a room-by-room checklist to track your decluttering progress.
- Set daily or weekly goals to keep the process moving forward without feeling overwhelmed.

### **Step 9: Finalize Your Decisions**

- Revisit any undecided items and make a final decision on their fate.

- Avoid renting storage units unless absolutely necessary; focus on keeping only what you need.
- Ensure everything fits within your planned space in the new home before you move it.

### **Step 10: Celebrate Your Progress**

- Acknowledge the hard work you've put into decluttering.
- Enjoy the lightness that comes with fewer possessions and a clearer living space.
- Stay committed to keeping only what's essential in your new, smaller home.

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## **Chapter 6: Renovating for Your Future Home**



### **Modifying a Smaller Home to Fit Your Needs**

Consider minor renovations that make your new home more comfortable—this could include widening doorways, installing grab bars, or upgrading kitchens and bathrooms to suit your preferences.

### **Universal Design for Aging in Place**

Universal design ensures your home is accessible for everyone, regardless of age or

ability. Features like no-step entryways, wider hallways, and easy-to-reach controls can make your home more user-friendly.

### **Energy-Efficient Upgrades for Long-Term Savings**

Install energy-efficient appliances, better insulation, and solar panels where possible to reduce your utility bills over time. These upgrades also contribute to a more sustainable lifestyle.

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## **Chapter 7: Moving and Settling In**



### **Organizing Your Move: Hiring Movers vs. DIY**

Determine if you'll hire professionals or handle the move yourself. Professional movers can help streamline the process, but a DIY approach may save money if you're willing to handle the logistics.

### **Preparing Your New Space: Making it Feel Like Home**

Unpack the essentials first, and gradually personalize your space. Prioritize making your new home feel cozy and inviting—adding familiar furniture and decor will help create a sense of continuity.

### **Tips for Settling in After the Move**

Give yourself time to adjust to your new surroundings. Join local clubs or activities to



meet neighbors, and gradually explore your new community. Building a routine can help you feel more at home.

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## **Moving and Organizing Checklist**

### **Step 1: Organizing Your Move**

#### **Decide on Your Moving Method:**

- Hire professional movers
- Rent a moving truck for a DIY move
- Use a hybrid approach (professional packing with DIY moving)

**Get Moving Quotes:** Contact at least three moving companies to compare rates.

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2. \_\_\_\_\_
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#### **Create a Moving Timeline:**

- Set your moving date. \_\_\_\_\_
- Schedule packing days and moving day(s).  
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- Notify utility companies, insurance providers, and other services about your move.  
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#### **Arrange for Help:**

- Ask friends or family to assist with packing, moving, or unpacking.
- Book professional movers or rent a truck in advance.

### **Step 2: Packing for the Move**

#### **Gather Packing Supplies:**

- Boxes (various sizes)

- Packing tape
- Bubble wrap, packing paper, or other cushioning materials
- Permanent markers for labeling boxes

### **Pack by Room:**

- Pack one room at a time to stay organized.
- Label each box with its contents and destination room in the new home.
- Keep essential items for each family member in a separate, easily accessible bag (e.g., toiletries, medications, basic kitchen supplies).

### **Create an Inventory:**

- Make a list of what's inside each box.
- Use color-coded labels for different rooms.

### **Declutter as You Pack:**

- Set aside items to sell, donate, or discard.
- Organize the items you're keeping in a way that will make unpacking easier.

## **Step 3: Preparing Your New Home**

### **Clean Your New Home Before Moving In:**

- Hire a cleaning service or clean the space yourself.
- Pay attention to frequently used areas like kitchens, bathrooms, and floors.

### **Set Up Utilities and Services:**

- Confirm that utilities (water, electricity, gas) are set up and working.
- Arrange for internet, cable, and other services to be installed or transferred to your new address.

### **Make Minor Repairs or Improvements Before Moving In:**

- If needed, handle small renovations or touch-ups, like painting or installing shelving, before moving your belongings in.

#### **Step 4: Unpacking and Organizing Your New Space**

##### **Unpack Essentials First:**

- Focus on key rooms like the kitchen, bedroom, and bathroom.
- Set up furniture and essentials in the living areas.

##### **Personalize Your Space:**

- Hang pictures or artwork.
- Arrange furniture to create a comfortable, functional layout.
- Add touches that make your new space feel like home (e.g., decor, familiar items).

##### **Plan Storage Solutions:**

- Unpack and organize storage areas (closets, pantries, garages) efficiently.
- Install any additional shelving or storage solutions as needed.

#### **Step 5: Settling In and Adjusting to Your New Home**

##### **Explore Your New Neighborhood:**

- Walk around your neighborhood to familiarize yourself with local stores, parks, and amenities.
- Introduce yourself to your new neighbors.

##### **Set Up Your New Home Routine:**

- Establish new routines that fit the layout and flow of your new space.
- Set up a cleaning and maintenance schedule to keep your new home organized.

##### **Take Your Time to Settle:**

- Allow yourself to adjust to the new space without rushing.

- Gradually tackle non-essential unpacking and decorating as you settle in.

**Host a Housewarming:**

- Invite friends and family over once you're comfortable to celebrate your new home.
- Share your excitement about your new, more manageable space!





## Chapter 8: Maintaining and Enjoying Your New Lifestyle



### **The Joys of Living in a Smaller, More Manageable Space**

Less home means less upkeep, which can free up your time for hobbies, travel, or spending time with loved ones. Enjoy the benefits of having a home that fits your needs perfectly.

### **Downsizing Doesn't Mean Downgrading: Embracing Quality Over Quantity**

Smaller doesn't mean lesser. By focusing on quality and functionality, you can create a home that feels luxurious without the need for excessive space.

### **Building New Routines in Your New Home**

Adapting to a smaller home might involve new habits, such as organizing your belongings efficiently or embracing a minimalist lifestyle. Enjoy the freedom that comes with less clutter and fewer responsibilities.

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## Chapter 9: Looking Ahead



### **The Long-Term Benefits of Downsizing**

Downsizing can offer financial freedom, a simpler lifestyle, and a home that grows with you. Over time, you may find that you're better able to focus on what truly matters to you.

### **How to Stay Connected with Your Old Community**

Moving doesn't mean losing touch. Use technology to stay connected with friends, join local social groups, or invite loved ones to visit your new home.

### **Looking Ahead: Planning for Future Transitions**

Whether you're downsizing to simplify life now or to prepare for future needs, you're making a positive step forward. By planning for what's next, you ensure your home will continue to serve you well into the future.

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## **Jannis Sams is the One to Call for All Your Downsizing Needs (423) 503-2945**

Downsizing is more than just finding a smaller home—it's about embracing a new lifestyle that suits your current and future needs. It can feel overwhelming, but with the right guidance, it becomes an exciting opportunity. That's where Jannis Sams comes in.

With 30 years of experience in the Cleveland, TN real estate market and recognition as the #7 realtor in Cleveland and Chattanooga by *US News and World Report*, Jannis is an expert at helping clients make the right decisions at every step of their journey. Her deep local knowledge, personalized approach, and commitment to understanding your unique situation set her apart as the ideal realtor for your downsizing process.



Whether it's finding a home with the perfect layout, navigating the emotional aspects of selling your long-time residence, or managing the logistics of a smooth transition, Jannis provides comprehensive support to make sure your experience is as seamless as possible. Her proven track record of helping buyers and sellers ensures that you'll receive expert advice and a stress-free downsizing experience.

When you're ready to take the next step, Jannis Sams is the one to call. Let her guide you to the perfect home that fits your new lifestyle, giving you peace of mind and confidence throughout the entire process.

Contact Jannis Sams today— your trusted partner in downsizing! (423) 503-2945