

THE RELOCATION COLLECTION

Move with clarity. Arrive in alignment.

A thoughtful field guide for moving to Atlanta -
or beginning your next chapter beyond it.

VOLUME III

THE CATHEY EDIT

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Real Estate • Relocation • Investment • Lifestyle

Relocation is more than a change of address.

It is an edit of environment, rhythm, access, and possibility. The strongest move begins before the property search: with a clear understanding of the life the new location must support.

This guide helps you organize the decisions that shape a successful transition - neighborhood fit, housing strategy, timing, budget, logistics, and the first weeks after arrival.

The goal is not simply to move. The goal is to arrive well.

YOUR RELOCATION BRIEF

- ◆ Why are you moving, and what must become easier in the next chapter?
- ◆ Which daily routines matter most: commute, airport access, schools, wellness, dining, culture, or quiet?
- ◆ Will you buy, rent first, sell before moving, or coordinate multiple transactions?
- ◆ What is your ideal arrival date - and what date is realistically achievable?
- ◆ Which three qualities must the new home deliver without compromise?

Edit the neighborhood before you edit the house.

A beautiful home in the wrong daily geography becomes expensive friction. Evaluate each area through the life you will actually live, not the life a listing description promises.

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DAILY MOVEMENT

Test commute patterns at the hours you will travel. Include airport time, school routes, parking, transit, and the errands that repeat every week.

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LIFESTYLE ACCESS

Map grocery, fitness, healthcare, dining, parks, culture, worship, and community. Convenience is a luxury when it returns time to your life.

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HOUSING CHARACTER

Compare new construction, historic homes, condominium living, suburban space, and intown walkability. Let maintenance tolerance guide the choice.

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FUTURE FIT

Consider the next three to five years: career changes, family plans, travel, resale, rental potential, and the amount of flexibility you want to preserve.

Choose the sequence before choosing the property.

The order of decisions matters. A well-designed relocation plan protects cash, time, negotiating power, and peace of mind.

BUY NOW

Best when your employment, financing, location priorities, and timing are stable. Build in space for inspections, appraisal, closing, and travel.

RENT FIRST

Useful when you need local experience before committing. Treat the lease as a research phase with a defined purchase timeline so temporary does not become indefinite by accident.

SELL, THEN MOVE

Prioritize preparation, pricing, and a realistic sale-to-close calendar. Coordinate temporary housing, storage, and possession dates before listing.

MOVE, THEN SELL

Can simplify showings and presentation, but requires careful carrying-cost analysis and a clear plan for the vacant property.

FINANCIAL EDIT	DOCUMENT EDIT
Pre-approval • proceeds estimate • moving budget • reserves • tax questions for a qualified advisor	ID • employment documents • insurance • school/medical records • lease or closing files

A calm move is built in layers.

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DAYS OUT

Confirm target location and housing sequence. Set the total budget. Gather lender, lease, employment, and sale documents. Begin neighborhood research and decluttering.

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DAYS OUT

Tour priority areas. Interview movers. Obtain insurance quotes. Schedule sale preparation, repairs, storage, pet care, and school or medical transfers.

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DAYS OUT

Confirm travel and move dates. Transfer utilities. File address changes. Create an essentials inventory and a first-week plan. Verify closing or lease details.

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DAYS OUT

Reconfirm every vendor and access time. Photograph valuables. Pack documents and medications separately. Prepare keys, chargers, cleaning supplies, and arrival-day food.

THE 24-HOUR EDIT

- ◆ Keep identification, contracts, keys, medication, chargers, jewelry, and one change of clothing with you.
- ◆ Confirm property access, utilities, parking, elevators, loading rules, and emergency contacts.
- ◆ Photograph condition at departure and arrival before furniture is placed.

The move ends. The belonging begins.

Do not rush to make every room permanent. Give the home and neighborhood time to reveal how you actually move through them.

FIRST 72 HOURS

- ◆ Verify safety systems, locks, utilities, internet, and essential repairs.
- ◆ Unpack sleep, bathing, kitchen, work, and pet necessities first.
- ◆ Walk or drive the immediate area to locate daily essentials.

FIRST 30 DAYS

- ◆ Test routes and routines before buying large furniture or committing to memberships.
- ◆ Meet neighbors, local professionals, and community resources.
- ◆ Track what the home needs for function, comfort, light, storage, and flow.

FIRST 90 DAYS

- ◆ Review the budget after real living expenses replace estimates.
- ◆ Complete priority improvements and postpone cosmetic decisions that still feel uncertain.
- ◆ Create a local rhythm that supports the reason you moved in the first place.

BEGIN THE EDIT

Your next chapter deserves a strategy as considered as the life you are building.

The Cathey Edit brings real estate guidance, relocation planning, and lifestyle perspective into one clear process. Together, we define the move, edit the noise, and shape an arrival that feels intentional from the beginning.

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CURATING HOME. EDITING LIFESTYLE.

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