



# WHAT NOW?

## YOUR INHERITED HOME GUIDE



**RLAH.**  
REAL ESTATE

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DISCLAIMER: THIS GUIDE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED LEGAL ADVICE. WHILE I AM A PROBATE REAL ESTATE PROFESSIONAL, I AM NOT AN ATTORNEY. EVERY PROBATE SITUATION IS UNIQUE, AND YOU SHOULD CONSULT WITH A QUALIFIED ATTORNEY FOR LEGAL GUIDANCE SPECIFIC TO YOUR CASE.

**FIGURING OUT THE  
FAMILY PROPERTY**

## **Step 1: Slow Down — You Don't Have to Decide Everything Today**

Probate and inheritance can feel overwhelming. The truth? You don't need to have it all figured out immediately. Whether you're the personal representative or an heir, take a breath and gather the facts first.

## **Step 2: Understand the Probate Process (and Where the Property Stands)**

- Has probate already been opened?
- Is there a will, or is this an intestate estate?
- Who is the personal representative (executor)?
- Has the court given authority to sell the property?

*Knowing the legal stage helps determine how soon you can make decisions about the home.*

## **Step 3: Get a Property Snapshot**

Before making any decisions, you'll want to understand:

- What is the home worth "as-is" today?
- What could it sell for with repairs or updates?
- Are there any liens, mortgages, or reverse mortgages?
- Are there tenants, family members, or others living in the home?

*A professional CMA (comparative market analysis) and title check can answer many of these questions.*

## **Step 4: Decide What Makes Sense**

You have options:

- Sell As-Is: Fastest route, especially if the home needs repairs.
- Make Updates & List at Market Value: Requires time, budget, and contractors.
- Rent the Property: Brings income but comes with responsibilities.
- Hold It: Useful if the family isn't ready or wants to transfer ownership.

*Every family's situation is different — there's no one-size-fits-all answer.*

## **Step 5: Get the Right Support**


You don't need to go at it alone. I help with:

- Property cleanouts and contractor referrals
- Selling as-is or after repairs even if you don't have the funds upfront. I work with trusted contractors who can complete the work now and get paid at closing, once the estate receives its proceeds.
- Connecting you with trusted probate attorneys
- Understanding current market value and timelines
- Navigating family dynamics and co-heirs

## **Final Thought: Information First, Decisions Later**

There's no pressure. Just clarity and strategy, so you can move forward when you're ready.

 Need help or want a personal plan? Let's connect.

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**SHAWANDA SOLD IT**

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QUESTIONS?  
CONTACT US.

## GET IN TOUCH



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***Your Probate Real Estate Advisor***

