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Shawanda Robinson, REALTOR® | RLAH @properties

INHERITED A HOME?

Your Quick Guide to Probate & Inherited Property

Inheriting a property comes with big decisions, often during a hard time. Here are answers to the most common questions families ask — and how I can help with whichever path is right for you.

Your Options

You don't have to decide everything today, and you're not limited to one path:

• Sell it — traditionally for top value, or as-is for a fast cash offer

• Keep it in the family — live in it or co-manage it together

• Turn it into a rental — generate income while retaining the asset

I can walk you through the real numbers for each option so you can decide with confidence.

Common Questions

Do I have to go through probate?
It depends on a few things: whether there's a will, whether the property is in a trust, and your state's rules (DC, MD, and VA each differ). I can point you to a probate attorney who can tell you exactly where your situation stands.

Do I have to fix up the house before selling?
No — homes can be sold as-is, either listed traditionally or sold directly to a vetted investor.

What if my family doesn't agree on what to do?
I can walk everyone through real numbers for each option so decisions are based on facts.

I live out of state — can this be handled remotely?
In many cases, yes. I'm a great resource for whatever the situation calls for — connecting you with local vendors, attorneys, and other professionals no matter where you are. If you'd like a more hands-on, fully-managed experience — someone coordinating every moving piece on your behalf — that's available as a premium concierge service. Closing itself can often be done remotely too (mail-away, or online notarization where available), and for anything tied to probate filings or estate documents, I'd recommend confirming specific requirements with your attorney — happy to coordinate around whatever they advise.

What if there's a mortgage, lien, or unpaid taxes?
These are typically settled from sale proceeds at closing — I'll help you get a clear picture early.

How I Can Help

Selling an inherited property involves more than most people expect — probate timelines, repair costs, current market conditions, and making sure everyone in the family has the same clear picture. I help you sort through all of it, starting with a free, honest conversation about what your real options actually are.

Whatever you decide — sell, keep it, or rent it out — I can help. I'm great at coordinating whatever the situation calls for, from attorneys and CPAs to property managers, cleaning/cleanout crews, contractors, locksmiths, movers, and more. If selling makes sense, I handle everything: pricing, marketing, negotiations, and paperwork — whether that's a traditional listing for top value or a fast, as-is cash offer through my investor network.

Worried about repair costs standing in the way of listing? Through the RLAH Restoration Program and a network of contractors who work on pay-at-closing terms, repairs can often get done with little to no money out of your pocket upfront — the cost comes out of proceeds at closing instead, helping the property sell for top dollar without adding financial strain now.

Disclaimer: This guide is provided for general informational purposes based on real estate experience and does not constitute legal or tax advice. Probate laws and processes vary by state and individual circumstance. Please consult a licensed attorney or CPA regarding your specific situation.

Where Do You Fit In?

This guide is for anyone dealing with an inherited property — whatever your role in the process. You may already know you're in charge of the estate, you may be waiting to find out, or you may just be trying to understand what's ahead. Either way, this will help.

You'll see the term Personal Representative below — that's the DC/MD legal term for whoever is authorized to manage the estate. Executor or Administrator is the equivalent term in VA.

A Quick Roadmap

1. Get court authority — this is what legally allows the Personal Representative (DC/MD) or Executor/Administrator (VA) to act on the estate's behalf (I can point you to a trusted probate attorney if you need one)

2. Secure the property — insurance, locks, and basic upkeep while decisions are made (I can help coordinate this, even remotely)

3. Get a clear valuation — know what the property is actually worth today (this is where I come in — a real market valuation)

4. Decide the path — sell, keep it in the family, or rent it out (I'll walk you through the numbers for each so you can decide with confidence)

5. Close it out — if selling, proceeds are distributed per the estate's instructions (I manage the entire sale process, start to finish)

Every estate moves at its own pace — this is the general shape of it, not a fixed timeline.

Not Sure Where to Start? Let's Map Out Your Options

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