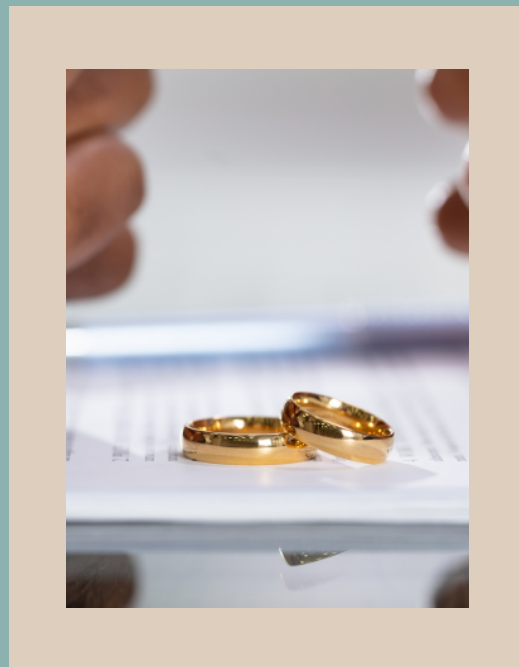




A CONFIDENTIAL GUIDE TO NAVIGATING THE SALE OR BUYOUT OF YOUR HOME DURING DIVORCE

SHERRI WARF

HELPING YOU MAKE
INFORMED REAL ESTATE
DECISIONS WHILE
PROTECTING YOUR
FINANCIAL FUTURE





Divorce is one of life's most difficult transitions. Along with the emotional challenges come important financial decisions—none larger than what happens to the family home.

Whether you're considering selling the property or one spouse plans to keep it, every decision should be made with accurate information, careful planning, and professional guidance.

This guide was created to help divorcing homeowners understand their options, avoid common mistakes, and confidently navigate the real estate process.

This guide is for educational purposes only and is not intended as legal or tax advice. Always consult your attorney, CPA, or financial advisor regarding your specific circumstances.

Sherri Warf

WHY THE FAMILY HOME MATTERS

For many couples, the home represents:

- The largest marital asset
- Years of accumulated equity
- Emotional attachment
- A source of financial security
- Potential tax implications

Because so much is at stake, it's important to obtain an unbiased market evaluation before making decisions.



YOUR 3 PRIMARY OPTIONS

OPTION 1

Sell the Home

Selling allows both parties to:

- Divide the equity
- Eliminate shared debt
- Create a clean financial separation
- Purchase separate homes

Best when:

- Neither spouse can comfortably afford the home.
- Both want a fresh start.
- The divorce agreement calls for liquidation.

OPTION 2

One Spouse Buys Out the Other

One spouse keeps ownership by:

- Refinancing
- Paying the other spouse their equity
- Removing the departing spouse from the mortgage and title

This option works best when one spouse can qualify independently for financing.

OPTION 3

Delay the Sale

Sometimes couples agree to:

- Continue joint ownership temporarily
- Wait until children graduate
- Sell when market conditions improve

A written legal agreement should clearly define responsibilities for mortgage payments, maintenance, taxes, insurance, and future sale terms.



UNDERSTANDING HOME EQUITY



Home Equity =
Current Market Value
minus
Mortgage Balance
minus
Estimated Selling Costs

A professional Comparative Market Analysis (CMA) provides a realistic estimate of current market value, helping both parties negotiate from the same factual information.

SHOULD YOU KEEP THE HOME

Ask yourself:

Can I comfortably afford the mortgage?

Can I qualify for refinancing?

Can I handle repairs and maintenance?

Will I have enough savings afterward?

Am I making this decision emotionally or financially?

Sometimes keeping the home is the right choice.

Sometimes selling creates the strongest financial future.

THE BUYOUT PROCESS

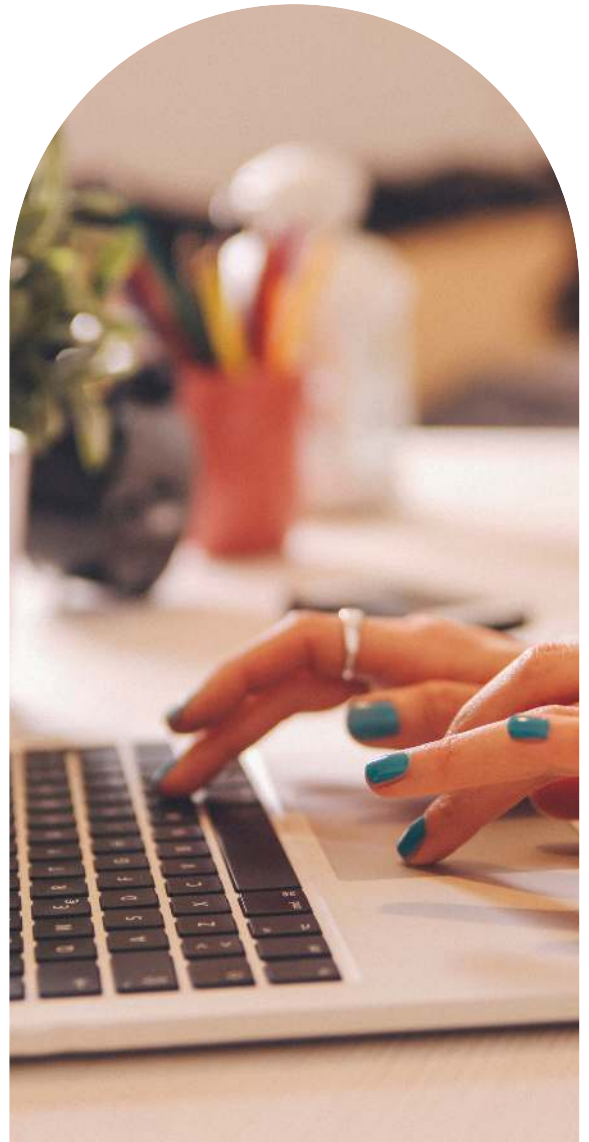
The Buyout Process

Typically involves:

- ✓ Professional home valuation
- ✓ Mortgage payoff verification
- ✓ Equity calculation
- ✓ Divorce agreement
- ✓ Refinancing approval
- ✓ Title transfer

Remember:

Remaining on the mortgage after moving out can affect your credit and ability to qualify for another home loan.



PREPARING THE HOME FOR SALE

Even during divorce, presentation matters.

Focus on:

- Decluttering
- Minor repairs
- Neutral décor
- Professional photography
- Strategic pricing

Homes priced correctly from the beginning generally attract stronger offers and spend less time on the market.

TIMING OF THE SALE

SOME COUPLES SELL:

- BEFORE FILING
- DURING THE DIVORCE
- AFTER THE DIVORCE IS FINALIZED

THE RIGHT TIMING DEPENDS ON:

- LEGAL ADVICE
- TAX CONSIDERATIONS
- MARKET CONDITIONS
- PERSONAL FINANCES
- CUSTODY ARRANGEMENTS

A COORDINATED PLAN WITH YOUR ATTORNEY AND REALTOR CAN HELP REDUCE UNNECESSARY DELAYS AND CONFLICT.

COSTS TO CONSIDER

Potential expenses include:

- Mortgage payoff
- Closing costs
- Real estate commissions
- HOA fees
- Repairs requested by buyers
- Property taxes
- Moving expenses
- Capital gains tax (if applicable)

Understanding these costs early helps prevent surprises during settlement.



PROTECTING BOTH PARTIES

Neutral communication is essential.

An experienced Realtor can help:

- Provide objective pricing
- Coordinate showings fairly
- Communicate with both parties
- Keep transactions moving
- Reduce unnecessary conflict
- Maintain confidentiality
- Work alongside attorneys and mediators

NOTES

FREQUENTLY ASKED QUESTIONS

Who decides the listing price?

Ideally, both parties agree after reviewing current market data and a professional Comparative Market Analysis.

What if we disagree?

A neutral Realtor can provide objective market information to help both parties make informed decisions.

Can one spouse sell without the other?

In many situations, no. Ownership rights depend on how title is held and the terms of the divorce proceedings. Always consult your attorney.

What if one spouse refuses to cooperate?

Your attorney can advise you regarding legal remedies available under your divorce proceedings.

Should we make repairs?

Only repairs that improve marketability or are necessary to complete a sale should typically be considered. Every situation is different.



WHY CHOOSE A NEUTRAL REAL ESTATE PROFESSIONAL

Divorce real estate requires more than simply listing a home.

It requires someone who can:

- ✓ Remain impartial
- ✓ Communicate professionally with both parties
- ✓ Coordinate with attorneys, mediators, lenders, escrow officers, and title companies
- ✓ Protect confidential information
- ✓ Understand the unique timelines involved in divorce-related transactions
- ✓ Help maximize the value of one of your largest financial assets

The goal is not only to sell a house—it's to help both parties move forward with clarity, confidence, and professionalism.

NEXT STEPS

If you're facing decisions about your home during divorce, having accurate information early can make a significant difference.

I offer confidential, no-obligation consultations to help homeowners understand:

- Your home's current market value
- Estimated net proceeds from a sale
- Buyout scenarios
- Current Las Vegas market conditions
- Timing considerations
- What to expect throughout the process

Together, we can create a strategy that supports your goals while respecting the legal process and protecting the interests of everyone involved.

CONFIDENTIAL DIVORCE HOME CONSULTATION

Before making decisions about one of your largest assets, get the facts.

During your complimentary consultation, you'll receive:

- A professional Comparative Market Analysis (CMA)
- An estimated net proceeds worksheet
- A discussion of selling versus refinancing options
- A customized timeline based on your situation
- Answers to your real estate questions in a confidential setting

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Las Vegas Divorce Real Estate Specialist

Serving Las Vegas & Henderson

"Helping homeowners navigate one of life's biggest transitions with professionalism, discretion, and objective guidance."