



HOMES BY
BARRETT
REALTY GROUP

*Real Estate in
Probate*
Guide

Managing Real Estate During Probate

We're so sorry you're navigating this process. Losing a loved one is overwhelming enough without the added stress of probate and property decisions. When someone passes away, their assets (including real estate) typically go through the probate court system. Probate ensures that debts are paid and property is transferred correctly. Generally, a property cannot be sold until the court grants permission. This can take a few months or sometimes longer, depending on the situation.

Common Challenges

- **Maintenance:** Vacant homes still need yard care, security, and general upkeep.
- **Repairs & Cleanup:** Some homes need repairs or clear-outs before they can be sold.
- **Market Changes:** Real estate values will shift while probate is underway.
- **Emotional Stress:** Sorting through a loved one's home can be emotionally exhausting.

What are your Options?

- **Keep the Home:** You may choose to transfer ownership to an heir after probate is completed.
 - **Sell the Home:** Many families decide to sell the property to settle the estate, split assets, or simplify the process.
 - **Rent the Home:** In some cases, renting the home short-term is an option (though it has its own challenges during probate).
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How a Realtor Can Help

Managing a property during probate doesn't have to fall entirely on your shoulders. An experienced probate real estate professional should simplify this process.

You don't need to wait for letters & orders to get started.

After an initial consult and understanding your goals with the property, there is a significant amount of prep work that can be done before your court hearing granting authority. Here are the most common activities we can work on:

- Property Valuations and Market Analysis
- Recommendations for Trusted Vendors (Junk Removal, Cleaning, Inspections)
- Coordination of Maintenance and General Upkeep
- Scheduling Contractors for Required Repairs or Improvements
- Preparing the Home for Sale (Photographers, Stagers, etc..)
- Marketing Plan that Aligns with Your Needs (Prioritizing Speed vs Net Proceeds)
- Navigating the Court Process to Avoid Delays
- An Overall Project Plan to Sell the Property

This is a hard time, and you deserve trusted professionals who respect what you're going through. Whether you need help now, later, or simply want to ask a few questions, we are always here as a resource.



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