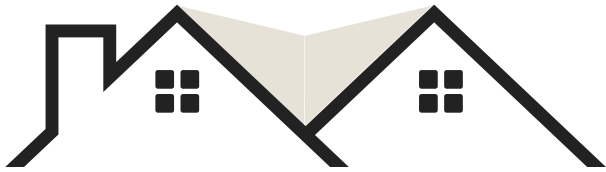


A Gentle Guide for Families Navigating an Inherited Home



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♥ FIRST: What NOT to Rush (Immediately)

- ☐ Selling the home
- ☐ Cleaning out personal belongings
- ☐ Making major repairs or updates
- ☐ Agreeing to timelines before understanding probate
- ☐ Accepting unsolicited offers
- ☐ Feeling pressured to “do something” right away

📄 DAYS 1–30: Focus on Clarity & Paperwork

- ☐ Obtain multiple certified copies of the death certificate
- ☐ Locate the will, trust, or estate documents
- ☐ Confirm who the executor or administrator is
- ☐ Contact an estate or probate attorney (if applicable)
- ☐ Secure the property (locks, utilities, basic maintenance)
- ☐ Notify homeowners insurance of the situation
- ☐ Forward mail and safeguard important documents

🧠 DAYS 31–60: Understand Options (No Decisions Yet)

- ❑ Learn whether probate is required
- ❑ Understand the timeline of the estate process
- ❑ Explore general options:
 - Keep the home
 - Sell as-is
 - Rent temporarily
 - Wait
- ❑ Discuss expectations among heirs (if applicable)
- ❑ Get neutral information about property value (not pricing pressure)
- ❑ Begin organizing belongings — only if emotionally ready



DAYS 61–90: Gentle Planning (Still No Pressure)

- ❑ Revisit housing options with clarity
 - ❑ Evaluate the cost of holding vs. selling
 - ❑ Consider tax implications with a professional
 - ❑ Determine next steps based on readiness, not urgency
 - ❑ Create a plan that honors both the estate and the people involved



Important Reminders

- There is no “right” timeline
- Every estate is different
- Decisions made calmly are rarely regretted
- Support matters more than speed



📍 Where a Trusted Real Estate Resource Can Help

A neutral real estate professional can:

- Explain options without pressure
- Help families avoid costly mistakes
- Coordinate with attorneys and advisors
- Step in only when the family is ready