01

INHERITANCE & ESTATE TRANSITIONS

Inherited Property Decision Guide

A visual first-step framework for families comparing what to do with an inherited home.

A SERP FIELD GUIDE

Education before recommendations. Options before pressure.

START WITH THE FACTS

01 Before the family debates the answer

Inheritance can combine grief, paperwork, siblings, memories, deadlines and money. That can make every decision feel urgent even when the most useful first step is simply gathering better information.

Authority 01

Who has legal authority to act for the estate or trust? Confirm this before anyone signs, lists, transfers or spends.

Property 02

Understand condition, repairs, insurance, utilities, liens, taxes and carrying costs before choosing a path.

People 03

What does each heir or decision-maker want? Where are the real points of agreement and tension?

Timing 04

Which deadlines are real, which are assumed, and what changes if the family waits 30, 60 or 90 days?

> *The first decision may simply be deciding what information the family needs before choosing a direction.*

02

COMPARE THE PATHS

One home. Four common futures.

Sell

01

Convert the property to cash. Consider preparation, market timing, clean-out, repairs and the sequence required by the estate.

Keep

02

Retain the home for family use, future value or emotional reasons while understanding ongoing responsibility and cost.

Rent

03

Compare realistic rent, repairs, management, vacancy, taxes and risk against other uses of the equity.

Transfer / Buy Out

04

Explore whether one heir keeps the property, how value is established and what professional guidance the family needs.

DECISION SEQUENCE

1. Confirm authority
2. Gather property facts
3. Compare family goals
4. Model the options
5. Decide the next action

FAMILY MEETING PAGE

03 Questions worth answering together

The property

What does the home cost each month? What repairs or deferred maintenance are likely?

The family

Is anyone hoping to keep the home? Does anyone need cash sooner? Who will manage it meanwhile?

The professionals

Which questions belong with the attorney, CPA, lender, appraiser or financial advisor before action?

The decision

What would make the family feel that the process was fair, understandable and well documented?

> *A strong outcome is not simply a closed estate property. It is a decision the family can understand and explain years later.*

NEXT STEP

04 Bring the decision into focus

Start with a Strategic Planning Session

A focused conversation can help clarify the property question, identify missing information, compare realistic paths and determine which professionals need to be involved before a transaction.

Bring

Any estate or trust documents you can share, recent tax/insurance information, known debts or liens, and what the family already knows about the property.

Discuss

Family goals, deadlines, disagreements, repair questions, occupancy issues and whether selling is truly the only option.

THE SERP STANDARD

I was heard. I understand my options. I have a plan.

Strategic Real Estate Partners provides real estate education and coordination. Legal, tax, financial and medical questions should be addressed by the appropriate licensed professionals.