

The house is still in their name. There are seven ways forward.

Someone in your family passed away, and the house is still in their name.

Estate already open with the court? Your plan is the Inherited Property Blueprint.

Until a court says who owns the house now, nobody can sell it, borrow against it, or even insure it properly. That court step is called probate. If the family never started it, the house is stuck. If one relative won't sign, everyone is stuck together. It is a normal process. The clerks help people with the forms every day. Here are the seven ways through it.

We show you every choice. Selling to us is simply one of them.

Most families hear about one choice. **There are seven.**

We listed selling to us last on purpose. If choice 1 works for you, if you can pay it off and keep your home, we'll tell you that on the call, and then we'll get out of your way.

1 Finish probate and keep the house

Open the estate, get the court's authority, and keep paying the taxes.

COST court filing fees, sometimes a lawyer, a few months.

2 One heir buys out the others

The heir who wants the house pays the others their part of its value.

COST an appraisal, plus the buyout. Sometimes a new loan to fund it.

3 One heir sells just their part

An heir who doesn't want to wait can sell only their own part of the house.

COST a lower price for a part, and a buyer willing to co-own.

4 List it with an agent

Once the court gives authority to sell, full price on the open market.

COST agent fees and repairs, plus months of taxes and insurance while you wait.

5 Ask the court to name someone

With no will, the court names a person with authority to act. We help with the cost when the family picks a choice that involves us.

COST court filing fees, a few months, sometimes a bond.

6 Sell it during probate

With the right authority, the house can be sold before the estate closes, as it sits.

COST a lower price than full market, and the court's say-so.

7 Sell it to us, Georgia Property Co.

We buy the house and close before the sale date, when the timing allows, with the house as it sits. You see our numbers and our margin in writing first.

COST a discount. That is the price of a sure closing before the date.

If there's debt beyond just this house, a bankruptcy attorney can sometimes pause everything at once. That's their lane, not ours, but worth asking about.

2 years

A surviving husband or wife has 2 years from the death to ask the court for the family home. Lawyers call it Year's Support. And if the county ever sells the house for back taxes, that clock does not wait for the family.

The law behind it: O.C.G.A. § 53-3-5; Georgia form GPCSF 10

Your three steps for this week

1

Gather the family papers, then tell us the address.

The death certificate, the will if there is one, any old deed, and the latest tax bill. Text us the address. We read the county file the same day and tell you whose name it's in and what's owed.

2

Call the probate court, and we'll tell you what to ask.

The clerk in the county where your family member lived answers one question every day: which form opens the estate. When the family picks a choice that involves us, we help with the cost of opening it.

3

Pick one family spokesperson, and have them call us.

One person who returns calls and collects papers. That person calls us. One fifteen-minute call puts every choice on the table, with the family's numbers next to each one.

YOUR NEXT STEP, AND IT'S FREE

Fifteen minutes with us **makes it yours.**

Give us the address. We read what the county shows about the house, usually the same day. Then we call and put your Family Property Roadmap together with you: which choice fits, what it costs, and how much time you have. You keep the page.

Taxes and insurance keep running in a late owner's name, and the county's clock does not wait for the family. The call is free.

CALL US. IT'S FREE, AND WE CALL BACK WITHIN ONE
BUSINESS DAY.

678-379-6820

We are not lawyers, and this isn't legal or tax advice. If your situation needs a lawyer, we'll tell you. Laws change, so double-check any date with your county or a Georgia attorney. The laws this plan relies on: O.C.G.A. §§ 44-14-162, 44-14-162.2, 48-4-40, 48-4-42, 48-4-48, 53-3-5 · Georgia probate forms GPCSF 3 and 10 · federal rule 12 C.F.R. § 1024.41. © Georgia Property Co. You're welcome to share this with any family who needs it.