

You were told to let probate finish, then list it. That is one choice of seven.

The court named you to handle a family member's estate, and there's a house in it.

Waiting on a part of the house someone else is handling? Yours is the [Inherited Property Blueprint for heirs](#).

Being named gives you the authority and the whole job. The taxes and the insurance do not pause. They come out of the estate, or out of your pocket. An empty house loses value every month. With the right authority, a house can usually be sold during probate, and one heir's part can be bought without everyone agreeing. Waiting is a choice. Here are all seven.

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

You were told one choice. **There are seven.**

We listed selling to us last on purpose. If the right answer is to keep the house in the family, we'll tell you that on the call, and then we'll get out of your way.

1 Wait until the estate closes, then decide

The path almost everyone is handed. The house sits until the court is done.

COST every month of carrying costs and lawyer time comes out of the estate first.

2 One heir keeps it and buys out the others

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

COST an appraisal plus the buyout, often a new loan.

3 Sell just your part now

You sell your part before the estate closes. The buyer steps into your place and waits so you don't have to.

COST a lower price for the part, and you give up the upside.

4 List it with an agent, once the court allows

THIS ONE'S YOURS

Full price on the open market, after the court says the house can be sold.

COST agent fees and repairs, plus the carrying costs while it sits.

5 Sell it during probate, no repairs

THIS ONE'S YOURS

With a power of sale in the will or the court's permission, sell before the estate closes, as it sits.

COST a lower price than full market.

6 Ask the court to step in

The court can order the house sold when an heir won't sign, make a slow rep act, or replace them.

COST a lawyer and months of time, plus family goodwill.

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.

3 months

After the notice to creditors runs, people the estate owes have about 3 months to come forward. Money shouldn't leave the estate before that window closes.

The law behind it: O.C.G.A. § 53-7-41

Your three steps for this week

1

Find out what authority you have, then tell us.

Get certified copies of your letters from the probate court. Ask the clerk whether the house can be sold now or needs the court's approval first. Text us the answer and the address. We read the file the same day.

2

Secure the house.

Call the insurer and the county tax office. Say who passed and who you are. Ask whose name is on each account and what's owed. Find out who has keys, and who is living there.

3

Make one page about the heirs, and bring it to the call.

Every heir, how to reach them, and what each one wants: keep, sell, or cash out. That page and your authority decide which choices are open. We go through them with you.

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 Inherited Property Blueprint together with you: which choice fits, what it costs, and how much time you have. You keep the page.

Every month the estate stays open costs the estate, and the lawyer's meter runs with it. 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 the probate court or a Georgia attorney. The laws this plan relies on: O.C.G.A. §§ 53-7-41, 53-3-5, 48-4-40, 48-4-42 · Georgia probate form GPCSF 10. © Georgia Property Co. You're welcome to share this with any family who needs it.