

## KEEP THE HOUSE FOR THE RIGHT REASONS

# REMOVE THE FEAR, LEARN THE FACTS

As divorce real estate specialists, we help homeowners gather house-related documents to make informed decisions to ensure every base is covered so both spouses are protected.

- We help you stay protected during and after your divorce
- We gather house documents and work alongside your attorney or CDFA
- We help uncover the unknowns; deferred maintenance, reports, insurance, and more
- We strive to preserve your homeownership eligibility and the credit of BOTH spouses
- We provide a true value of your home as appraisals have gaps that could negatively affect you

### OUR SERVICES ARE FREE!

- We provide a Comparative Market Analysis of your home. An appraisal is not considered a “true value” and has gaps in it that could negatively affect the value.
- Seller’s Net Sheet with estimated closing costs/fees; this document can show an estimated profit from a sale or fees incurred in a refinance. It includes taxes, homeowners association fees, and more based on a particular closing date.
- We assist in finding the out-spouse a new home, whether it be a rental or purchase and one within county jurisdiction guidelines should that deem necessary.
- We can open Title in advance if selling is imminent; this uncovers clouded title and unknown liens (Mechanic, HELOC, or 2nd Mortgages).
- Provide referrals for Local lenders to help with a Refinance or spouse buy-out.

VISIT US ONLINE OR CALL FOR A CONFIDENTIAL CONSULTATION

<https://TheGiffordGroup.net>

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THE GIFFORD GROUP  
— OPENING DOORS TO NEW BEGINNINGS™ —