



**Vegas  
ProbateRealtor.com**

## **Probate Real Estate Process Guide**

**Helping Las Vegas Families Navigate Home Sales After a Loss**

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### **I'm So Sorry for Your Loss**

If you're here, you may be dealing with the passing of a loved one. Along with the emotional weight, there are often legal and financial responsibilities—one of the biggest being **what to do with the home**.

This guide will walk you step-by-step through the probate real estate process in Las Vegas so you can move forward with clarity and confidence.

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### **What Is Probate?**

Probate is the legal process of settling a person's estate after they pass away. This includes:

- ✓ Validating the will (if one exists)
- ✓ Appointing an executor or administrator
- ✓ Identifying assets (like real estate)
- ✓ Paying debts and taxes
- ✓ Distributing assets to heirs

If the home was owned solely by the deceased, it will likely go through probate before it can be sold if it was not included in a trust.

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## **Step-by-Step Probate Real Estate Process**

### **1. Appointment of Executor or Administrator**

The court appoints someone to manage the estate.

- If there is a will → Executor
- If no will → Administrator

This person has authority to handle the home sale.

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### **2. Obtain Court Authority to Sell**

Before selling the property, the representative must receive legal authority.

There are two common options in Nevada:

- **Full Authority (IAEA)** – Faster, fewer court delays
- **Limited Authority** – Requires court confirmation of sale

This step determines how quickly the home can be sold.

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### **3. Secure and Prepare the Property**

This is where many families feel overwhelmed—and where I step in to help.

Typical tasks include:

- ✓ Securing the home
- ✓ Removing personal belongings
- ✓ Cleaning, selling, donating and hauling unwanted items
- ✓ Handling deferred maintenance
- ✓ Preparing for market (staging if needed)

*I offer full-service solutions including clean-out, selling, hauling, repairs, and staging.*

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### **4. Determine Property Value**

Before listing, we establish fair market value through:

- Comparative Market Analysis (CMA)

- Professional guidance on pricing strategy

Pricing correctly is critical—especially in probate situations.

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## **5. List and Market the Property**

Your property is then listed on the market and promoted to attract buyers.

My marketing includes:

- ✓ Professional photography
  - ✓ Online exposure (Zillow, Realtor.com, MLS)
  - ✓ Targeted buyer marketing
  - ✓ Investor outreach (if needed)
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## **6. Accept an Offer**

Once an offer is received:

- Terms are negotiated
- Offer is accepted (subject to court if required)

In some cases, probate sales may include overbidding in court. (I can help provide further details)

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## **7. Court Confirmation (If Required)**

If the sale requires court confirmation:

- A court date is scheduled
- Buyers may compete through overbidding
- Final approval is granted

This step can add time but ensures transparency.

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## **8. Close of Escrow**

Once approved:

- ✓ Final paperwork is completed
  - ✓ Title transfers to the buyer
  - ✓ Proceeds are distributed to the estate
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## 🕒 How Long Does Probate Take in Las Vegas?

Every situation is different, but generally:

- **Simple probate:** 3–6 months
- **More complex cases:** 6–12+ months

Having the right probate-experienced Realtor can significantly reduce delays.

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## ⚠️ Common Mistakes to Avoid

- 🚫 Selling before legal authority
  - 🚫 Underpricing or overpricing the home
  - 🚫 Not preparing the home properly
  - 🚫 Choosing an agent without probate experience
  - 🚫 Delays due to lack of coordination
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## How I Help Families Through Probate

As a **Certified Probate Specialist and Las Vegas Broker**, I guide you through every step with compassion and expertise.

I provide:

- ✓ Step-by-step guidance
  - ✓ Coordination with attorneys
  - ✓ Property clean-out, sales/hauling services
  - ✓ Repairs and staging
  - ✓ Strategic pricing and marketing
  - ✓ 5-star service (Google, Zillow, Yelp)
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## Why Choose Lori Galarza?


- 18+ years of Las Vegas real estate experience
  - Broker/Owner of RE/MAX CENTRAL
  - Extensive probate sales experience
  - Full-service solutions (from clean-out to closing)
  - Local market expertise
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## Need Help With a Probate Property?


I'm here to make this process easier for you.

### Lori Galarza

Broker | RE/MAX CENTRAL Las Vegas |

 (702) 277-7764

 [VegasProbateRealtor.com](http://VegasProbateRealtor.com)

 *Reach out for a confidential consultation—no pressure, just guidance.*