



Vegas ProbateRealtor.com

Selling an Inherited Property in Las Vegas

Step-by-Step Checklist for a Smooth & Profitable Sale

By Lori Galarza, Broker | RE/MAX CENTRAL Las Vegas | B.1001422

Start Here: Understand Your Situation

- Confirm how you inherited the property (will, trust, or probate)
- Determine if probate is required in Nevada
- Identify the legal decision-maker (executor, administrator, or trustee)
- Verify all heirs/beneficiaries involved

💡 *Tip: If multiple heirs are involved, clear communication early prevents delays later.*

Legal & Title Preparation

- Obtain court authority to sell (if probate applies)
- Order a preliminary title report
- Confirm how title is currently held
- Resolve any liens, mortgages, or unpaid taxes
- Consult with a probate attorney if needed

💡 *This is one of the most important steps—selling without proper authority can delay or cancel your sale.*

Secure the Property

- Change locks if the home is vacant
- Transfer or maintain utilities
- Maintain landscaping (HOA or city compliance)

- Check insurance coverage (vacant home policies may be needed)
- Inspect for damage, leaks, or safety issues

💡 *Vacant homes in Las Vegas heat can deteriorate quickly—don't skip this.*

Clear Out Personal Belongings

- Identify items heirs want to keep
- Remove furniture and personal items
- Donate, sell, or dispose of remaining contents
- Schedule junk removal or estate clean-out
- Deep clean the property

💡 *I can coordinate full clean-outs, sales, hauling, and donations to make this easy.*

Prepare the Home for Sale

- Evaluate condition (as-is vs. improved sale)
- Complete minor repairs (paint, flooring, fixtures)
- Address major issues if needed (roof, HVAC, plumbing)
- Consider light staging to increase value
- Boost curb appeal (landscaping, entryway)

💡 *Even small updates can add thousands to your final sale price.*

Determine Value & Pricing Strategy

- Request a Comparative Market Analysis (CMA)
- Review recent comparable sales in Las Vegas
- Decide on pricing strategy (fast sale vs. maximize price)
- Consider investor vs. retail buyer options

💡 *Pricing right from the start is key—especially in probate or inherited situations.*

Market the Property

- Hire a Realtor experienced in probate/inherited sales
- Schedule professional photography-Realtor helps with this

- List on MLS + major home search websites-Realtors job
- Market to buyers and investors-Realtors job
- Promote through local and online channels-Realtors job

💡 *Exposure = more offers = better price.*

Review & Accept Offers

- Review all offers carefully
- Evaluate price, terms, and contingencies
- Negotiate best terms for the estate
- Accept offer (subject to court if required)

💡 *The highest offer isn't always the best—terms matter.*

Probate Court (If Required)

- File paperwork for court confirmation-usually Realtor/Attorney help guide
 - Prepare for potential overbidding process
 - Attend court hearing (if applicable)-Realtor with inform on this
 - Obtain final court approval-Realtor/Attorney help with this
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Close the Sale

- Complete escrow paperwork
 - Coordinate with title & escrow company
 - Transfer ownership to buyer
 - Pay off liens, taxes, and closing costs (escrow guides through this)
 - Distribute proceeds to heirs-sometimes attorneys help with this
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🕒 Timeline Expectations

- ✓ Simple sales: 30–60 days (non-probate or full authority)
 - ✓ Probate with court: 60–120+ days
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⚠️ **Common Mistakes to Avoid**

- ❌ Skipping legal steps
 - ❌ Letting the home sit vacant too long
 - ❌ Not preparing the property properly
 - ❌ Hiring an agent without probate experience
 - ❌ Overpricing and losing momentum
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How I Help You Through This Process

As a **Las Vegas Broker & Certified Probate Specialist**, I provide:

- ✓ Step-by-step guidance from start to closing
 - ✓ Coordination with probate attorneys
 - ✓ Clean-out, hauling, sales and repair solutions
 - ✓ Strategic pricing & marketing
 - ✓ Hands-on support every step of the way
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📞 **Need Help Selling an Inherited Property?**

Lori Galarza

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🌐 VegasProbateRealtor.com

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