

FasterProbate.com

Probate Real Estate Guide

1. What's Probate?

- Probate is a complex legal process involving the distribution of a deceased person's assets, including real estate, either according to their will or state laws if no will exists.

2. Understanding The Probate Process

- **Probate:** Designed to assure proper asset distribution.
- **Probate Process:** Involves opening the estate, notifying creditors and heirs, asset appraisal, debt settlement, and asset distribution.
- **Challenges:** Includes delays, legal fees, family conflicts, and property depreciation
- **St. Louis City vs St. Louis County vs St. Charles:** Probate courts differ by county. We suggest you hire a probate attorney that knows the clerks in the court who's overseeing your probate estate.

3. Consider Selling the Home BEFORE Probate is Necessary

- **Faster Resolution:** Selling before probate accelerates estate settlement.
- **Reduced Costs:** Minimizes legal fees and other expenses.
- **Family Harmony:** Avoids potential conflicts over estate distribution.
- **Control Over Assets:** Allows precise distribution planning.

4. Probate vs. Non-Probate Home Sales: A Comparison

- **Time and Effort:** Probate sales are lengthy; non-probate sales are faster.
- **Costs:** Probate involves (high) legal fees; non-probate minimizes costs.
- **Complications:** Probate introduces delays and family conflicts; non-probate avoids these issues.

5. Tips for Homeowners in Probate

- **Legal Advice:** Seek guidance from experienced probate attorneys.
- **Organization:** Maintain detailed records and meet deadlines.
- **Communication:** Openly discuss estate matters with family members.
- **Consider Alternatives:** Hire a licensed real estate agent to represent your best interests introduce you to the multiple ways to streamline your home sale.

Summary

Navigating probate in St. Louis demands careful planning and understanding. By leveraging our services, homeowners can simplify the process, minimize delays, and preserve family harmony. Whether considering selling a home pre-probate or seeking expert advice, taking proactive steps ensures a smoother transition during a challenging time. If you don't already have an attorney, [check out fasterprobate.com](https://fasterprobate.com) for some great options.

Meet Ted Gottlieb, Certified Senior Advisor®

- **Experienced:** Licensed real estate agent, since 2003
- **Accomplished:** \$200 Million+ Real Estate Sold
- **Nationally Background Checked**
- **A Fiduciary** – Looking out for your best interest
- **Does NOT Want to Buy Your Property!**
- **NOT an investor** (flipper) trying to make a quick buck at your expense
- **Streamlines & Coordinates the home sale process**
- **Sells homes in any condition**
- **More Money Guarantee***



*If you already have an offer in your back pocket that Ted can't beat, he'll represent you without cost.