



# Probate Property Guide

## Selling an Inherited Home in Virginia

Inheriting a property comes with responsibilities. Whether you're the executor of an estate or an heir who inherited a home, this guide explains the Virginia probate process and your options for selling the property.

### SECTION 1

## Virginia Probate Timeline



### SECTION 2

## Your Options for the Inherited Property

<p><b>⚡ Option 1: Sell As-Is</b></p> <ul style="list-style-type: none"> <li>• Fastest option — typically <b>30-45 days</b></li> <li>• No repairs or cleanout required</li> <li>• Sell in current condition</li> <li>• Proceeds split among heirs after debts paid</li> </ul>	<p><b>🔧 Option 2: Clean &amp; Repair Before Selling</b></p> <ul style="list-style-type: none"> <li>• May get higher sale price</li> <li>• Coordinate cleanout, staging, repairs</li> <li>• Timeline: <b>60-90 days</b></li> <li>• Costs paid from sale proceeds</li> </ul>	<p><b>🏠 Option 3: Keep as Rental</b></p> <ul style="list-style-type: none"> <li>• Generate ongoing income</li> <li>• Requires property management</li> <li>• More complex for multiple heirs</li> </ul>
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### SECTION 3

## What You Need to Know

<p><b>💰 Estate Expenses Paid First</b></p> <ul style="list-style-type: none"> <li>• Outstanding mortgage (if any)</li> <li>• Property taxes</li> <li>• Estate debts and final expenses</li> <li>• Real estate commission &amp; closing costs</li> <li>• Remaining proceeds distributed to heirs</li> </ul>	<p><b>📄 Tax Implications</b></p> <ul style="list-style-type: none"> <li>• Inherited property gets <b>"step-up" in basis</b></li> <li>• Usually no capital gains tax at time of inheritance</li> <li>• Consult a tax advisor for your specific situation</li> </ul>	<p><b>👥 Multiple Heirs</b></p> <ul style="list-style-type: none"> <li>• All heirs must agree to sell</li> <li>• Proceeds split according to will or state law</li> </ul> <p><b>💡 Tip:</b> Involving a probate attorney early helps heirs reach agreement faster.</p>
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### SECTION 4

## How I Help Executors & Heirs

<p>✓ Free Property Walkthrough &amp; Valuation</p>	<p>✓ Coordinate Cleanout &amp; Estate Sale Companies</p>	<p>✓ Handle All Repairs — Paid at Closing if Needed</p>	<p>✓ Manage Remotely If You're Out of State</p>
<p>✓ Court Documentation &amp; Probate Attorney Coordination</p>	<p>✓ Fast Closing — Typically 30-45 Days</p>		



### Ready to Take the Next Step?

Navigating probate and selling an inherited home can feel overwhelming — especially while grieving. I specialize in guiding executors and heirs through this process with compassion, clarity, and expertise.

<p><b>FREE</b> Free Walkthrough</p>	<p><b>⚡</b> Fast Closing</p>
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