



Probate Property Help Guide:

WHAT TO DO WITH A PROPERTY IN PROBATE

A SIMPLE GUIDE FOR FAMILIES IN TRANSITION

What Is Probate?

Probate is the legal process of settling a deceased person's estate. If the person owned real estate, the court typically gets involved to ensure that:

- The right person (Executor or Administrator) is appointed to manage the estate
- Debts are paid
- Assets, including property, are distributed properly

In California, this process is handled through the probate court and often takes several months depending on complexity.

Your Options for the Property

As the personal representative, you have a few key choices:

- Sell the Property:
 - Use proceeds to pay debts or distribute to heirs
 - May be done with or without court confirmation depending on your authority
 - Often the most practical option
- Keep the Property:
 - Transfer title to heirs (requires legal and financial planning)
 - May involve refinancing or buying out other heirs
- Rent the Property:
 - May be short-term solution during probate
 - Requires management, upkeep, and legal precautions

Not sure what's best? We'll help you weigh the pros and cons.

Common Mistakes to Avoid Rushing the Sale: Selling before being officially appointed by the court can lead to legal and financial complications. Neglecting Property Maintenance: A vacant or unkempt home can lower the value and attract issues. Not Understanding Your Authority: Whether you have Full or Limited Authority under California's IAEA law changes your responsibilities. Going It Alone: Probate is a legal process—real estate transactions require special care.

How We Can Help

We're a husband-and-wife real estate team with deep experience helping families navigate probate sales in Riverside County and San Bernardino County. Here's what we bring:

- Probate Certified Representation
- Step-by-step guidance from clean-out to closing
- Trusted vendors for repairs, appraisals, and legal resources
- Clear communication, compassion, and professionalism every step of the way

You don't have to figure this out alone. We're here to help lighten the load.



Whether you're ready to sell or just exploring your options, we're here to help.

Zach Kauffman & Melinda Wong - The Kauffman Home Team

📞 760-485-9660 | ✉️ zach@tkhteam.com & melinda@tkhteam.com
💻 tkhteam.com | DRE# 02065294 | 02106589