

FLORIDA  
SEASIDE  
REALTY



YOUR GATEWAY TO PARADISE

PROBATE GUIDE



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BROKER - REALTOR®



# PROBATE SERVICES

**LET US GUIDE YOU THROUGH THIS DIFFICULT TIME.**

Please be advised that it is essential to recognize that serving as an executor or personal representative can seldom be entirely devoid of challenges, as significant decisions inevitably loom on the horizon. As seasoned Real Estate Professionals, our commitment is to ensure that you remain consistently well-informed in matters concerning these decisions, particularly as they pertain to the realm of real estate.

Moreover, we stand ready to provide invaluable assistance in navigating the intricate waters of delicate discussions that may arise with family members and fellow heirs. If you have not yet secured the services of a proficient probate attorney, rest assured that we can assist you in selecting one of sterling reputation, a professional whose commendable work we are personally acquainted with and confidently endorse.

Throughout your journey, we are dedicated to accompanying you every step of the way, diligently guiding you away from potential hazards. While there may still be intriguing choices to be made, the presence of our advisory expertise significantly alleviates the solitude that often accompanies such endeavors. Allow us to be your steadfast companion on this voyage, where Florida Seaside Realty serves as the anchor to your success.



## DO YOU NEED TO DISPOSE OF THE PROPERTY AS QUICKLY AS POSSIBLE?

This is where our expertise truly sets sail. Our first course of action is to assist you in precisely pinpointing the paramount objectives associated with the real estate entangled in the probate process.

Should the need arise, we possess a fleet of immediate cash buyers culled from our roster of well-qualified investors. This resource is often pivotal, enabling a surviving spouse to gracefully transition to a more fitting domicile, address medical and other pressing expenses, or swiftly allocate asset funds among the heirs. Our investors frequently dispatch offers within a mere 24 hours, navigating the seas of property transactions with remarkable swiftness.

In certain instances, funds may even be advanced prior to the final closing. Please be mindful that while we tirelessly chart our course, timelines are oftentimes subject to the jurisdiction of the courts and filing procedures, factors that lie beyond our helm. However, rest assured, our unwavering efforts are steadfastly aimed at minimizing these delays whenever the tides allow





## DO YOU NEED TO MAXIMIZE THE SELLING PRICE TO PROVIDE THE GREATEST CASH BENEFIT TO THE HEIRS/STAKEHOLDERS?

When it comes to maximizing your property's income potential, our mission is clear. We'll ensure that your property isn't just listed but is also promoted with both vigor and strategic intelligence to gain the widest possible attention. Rest assured; we'll provide you with a precise understanding of your property's value. If you are willing to exercise patience for the ideal buyer, often we can secure a more favorable price. Furthermore, we'll assist you in identifying any potential repairs, if necessary, that could yield a higher selling price than their cost – in essence, the best return on investment.

It's crucial to note that, all too often, uninformed sellers pour excessive funds into repairs that fail to recoup their expenses in the final sale. This is where our expertise, meticulous planning, and astute marketing tactics come into play. We're here to steer you toward the most profitable course, ensuring your property reaches its full potential whether it be on the beaches of Pinellas or a bungalow in south Tampa.



# DON'T TAKE ON PROBATE ALONE!

The process of selling your loved one's home is bound to be emotionally challenging, from the painstaking task of sorting through personal belongings to the finalization of the sale at the closing table. However, by surrounding yourself with compassionate and supportive professionals, this journey can be made more manageable. Apart from legal counsel, your most valuable allies are real estate experts well-versed in the intricacies of probate property sales.

Dealing with the loss of a loved one requires time and space for healing. When the time comes to liquidate real estate assets within the estate, it is imperative to take the necessary steps to familiarize yourself with the market, gain essential knowledge, and seek out a compassionate REALTOR® who can streamline the process, saving you time, money, and unnecessary stress. Our dedicated team stands prepared to assist you at every stage of the transaction, ensuring you achieve the terms that align with the desires and needs of you and your family.

