



PROBATE PROPERTY SALE GUIDE

A Simple Guide for Central Florida
Personal Representatives & Families



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ABOUT BRITTNEYANN



Hi, I'm Brittneyann Cover!

I purchased my first property at 23 years old, and ever since, I've been passionate about helping families and individuals navigate homeownership. With a background in banking, an MBA in Health Service Management, and years of experience in Central Florida real estate, I bring a unique blend of financial expertise and local market knowledge to every client I serve.

My mission is to guide families through life's transitions whether buying, selling, or managing probate properties with care, transparency, and professionalism. When I'm not working with clients, I love dancing, exploring Orlando's food scene, and building community connections.



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Florida Probate Home-Sale Timeline



- Step 1: The Court Process The court must appoint a Personal Representative (also known as an Executor) who has the legal authority to sell the home.
- Step 2: Property Valuation We get a professional appraisal/ comparative market analysis to determine the home's market value, which is important for both the sale price and tax purposes.
- Step 3: Estate Review We'll review all estate details, like liens and mortgages, to know what needs to be paid at closing and create a net proceeds worksheet.
- Step 4: Listing & Selling Once ready, we'll market the home, show it to buyers, and negotiate the best terms for the sale.
- Step 5: Closing We'll sign the final paperwork, the funds will be distributed, and the sale is officially complete.

3 Options for Selling

As-Is



Fastest option,
sell without
making changes,
usually for investors

Light Prep



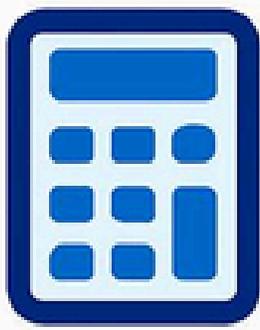
Simple touch-ups
like cleaning,
painting, or repairs
can increase value

Full Retail



Maximize sales
price with full
updates, staging,
and marketing

**Pro Tip: Every family's goals are unique —
your net sheet will help decide.**



Net Proceeds Worksheet

Sales Price

Agent Commission

Closing Costs

Payoff of Existing Loan

Home Repairs

Other

NET PROCEEDS

Property Access & Checklist



Secure locks



Utilities



Belongings



Remove perishables



Yard care

Pro Tip Keeping utilities on helps with inspections and showings.

Helpful Vendors for a Smooth Probate Sale

Trusted professionals who can assist during the process.

Moving Company



- Moving Spaces by Bill

Cleaning Services



- Molly the Maid (Orlando)
- Desired Way of Cleaning

Handyman/ Contractor

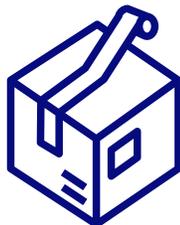


- Handy Honey Bunny, LLC
- Joyce and Ralfi
- Kyle Gerken

Lawn & Yard Care



Estate Sale Company



- Orlando Estate Sales Ladies, Inc

Junk Removal



- Fire Fellas Junk Removal

Pro Tip: Having reliable vendors in place can save your family time, stress, and money during the probate process.

Communication Tips

Sample Script for Heirs

I know this is a difficult time for our family. I want to share what is happening with the estate and the probate process. Let's work together to make the best decisions for our family.





Your Next Step

If you have questions about probate or are ready to get started, please don't hesitate to reach out. I'm here to help.

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**Call Today For Your
FREE
Probate Evaluation**