COVER B REALTOR

PROBATE PROPERTY SALE GUIDE

A Simple Guide for Central Florida
Personal Representatives & Families



Brittneyann Cover, Realtor, MBA
RE/MAX ASSURED
C: (407) 405-1793
www.coverbrealtor.com

ABOUT BRITTNEYANN



RE/MAX ASSURED
540 E Horatio Ave Suite 100, Maitland, FL 32751

Cell: (407) 405-1793

coverbrealtor@yahoo.com

www.coverbrealtor.com

Instagram | Facebook | TikTok | YouTube

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.

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.

Vendor referrals available upon request.

Moving Company



Cleaning Services



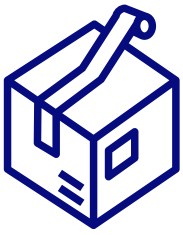
Handyman/ Contractor



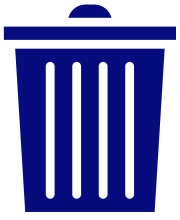
Lawn & Yard Care



Estate Sale Company



Junk Removal



Need a trusted vendor? Contact Brittneyann for a referral.

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.

Call Today For Your FREE Probate Evaluation

C: (407) 405-1793
coverbrealtor@yahoo.com
www.coverbrealtor.com