



SELLING A HOME DURING DIVORCE

A step-by-step overview

Step-by-Step Timeline

Navigating the sale of a home during a divorce can be complex. Here's a simplified timeline to guide you through the process:

1. Agree to Sell

- The first step is reaching a mutual agreement with your spouse to sell the property.
- Document this agreement in writing as part of your divorce proceedings.

2. Choose a Neutral Realtor

- Select a qualified and neutral real estate agent experienced in divorce sales.
- Ensure both parties agree on the realtor to avoid conflicts of interest.

3. Gather Financial Information

- Compile all relevant financial documents, including mortgage statements, tax records, and home improvement expenses.
- This information is crucial for determining the net proceeds from the sale.

4. Determine Listing Strategy

- Work with your realtor to establish a competitive listing price based on market analysis.
- Decide on a marketing strategy that appeals to potential buyers.

5. Prepare the Home

- Declutter, clean, and stage the home to make it appealing to buyers.
- Consider necessary repairs or upgrades to enhance the property's value.

6. List the Property

- Your realtor will list the property on the MLS (Multiple Listing Service) and other relevant platforms.
- Schedule showings and open houses to maximize exposure.

7. Review Offers

- Carefully review all offers received with your realtor and legal counsel.
- Consider factors like price, contingencies, and closing date.

8. Accept and Close

- Accept the offer that best meets your needs and proceed with the closing process.
- Complete all necessary paperwork and coordinate with escrow.

9. Moving Forward

- Distribute the funds according to the divorce agreement.
- Work with financial advisors to manage your assets.

Key Tip

Effective communication and logistical planning are essential during this process. Regular discussions and clear agreements can help minimize stress and ensure a smoother transaction.

Next Steps

Selling a home during divorce requires careful planning and execution. Book a consultation today to discuss your specific situation and create a tailored strategy for a successful sale.