Instructions/FAQ's

What is a guardianship:

The Homeowner/Seller is alive but has been deemed incompetent. The court appoints an individual or corporate guardian to handle their real estate/finances.

The court requires an appraisal (**which has been completed**) to protect the interest of the "homeowner" or individual on the tax bill.

Once the offer is accepted, I promptly send to the attorney to petition for a court date, depending on the municipality it may take some time.

The judge must review the offer to ensure that the offer is equal to or greater than the court ordered appraised value. Many probate courts are back logged, which is why extra time is needed to close.

The judge approves the sale and provides the attorney with an "order to sell" document from the court, then this condition can be removed from title.

Binding acceptance is **48 business hours**, seller does not work nights/weekends. They are a corporate guardian. And I'm unsure of their day to-day schedule.

Does buyer(s) have a middle initial? If so, add to the offer

Is buyer an LLC? If so, please provide LLC docs

Earnest money is a ***minimum*** of $1,000

Special language is REQUIRED in all offers, see MLS docs. It must be in the offer!

Please provide (1) pdf of offer and accompanying docs in this order:

Offer, Addendum A (if you are using it), POF (proof of funds)/Preapproval, LBP , LLC docs