

WE CAN HELP!

Elevation Realty works with both investors and owner-occupant buyers to get your property sold quickly and for the best possible price.

In addition to handling the sale of your estate property, **Elevation Realty** can provide resources for maintaining the property and preparing it for sale.

~ ADDITIONAL RESOURCES ~

Probate Appraisal

Personal Property Liquidation
(Onsite Estate Sale)

Home Staging

Clean-out Service

Handyman Services

Lawn Care

**Call TODAY for a FREE
one-on-one consultation.
301-642-4469**



**For more information,
call or email us TODAY!**

Direct: 301-642-4469

Main: 301-665-6900

LisaMillerScott@gmail.com



Lisa Miller Scott, Broker/Owner
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**PROBATE
REAL ESTATE
SPECIALIST**



Lisa Miller Scott, CPRES
**Certified Probate Real Estate
Specialist**

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Probate Timeline

Activity	*Timeframe
Prepare and file Petition for Probate	1-2 months
Hearing on Petition for Probate	2-3 months
Letters of Administration, Orders for Probate, Duties & Liabilities, and Bond (if ordered) are issued.	2-4 months (If not contested)
Notice to Creditors	2-4 months
Notice to Dept. of Health Services	4-8 months
Estate inventory and appraisal	4-8 months
Pay state and federal taxes (if req.)	6-12 months
Creditor claims are paid	6-12 months
Possible preliminary distributions	6-12 months
Notice to Franchise Tax Board (if heir is out of state)	6-12 months
Claim of Exemption (if assets transfer to a minor)	6-15 months
Tax Clearance Letters are issued	6-18 months
File Petition for Final Distribution and Accounting	8-16 months
Hearing on Petition for Final Distribution and Accounting	8-16 months
Order Approving Final Distribution and Accounting	8-16 months
Distribution of Assets to Heirs	9-17 months
Final Discharge Order	9-18 months
Final distribution of funds, Probate concluded	9-18 months

****Probate timeline is based on a national average.***



Reasons for Selling the Estate's Real Property

- ◆ To pay debts, taxes, bequests, family allowance, and expenses for administration
- ◆ It is requested in the will that the property be sold.
- ◆ The property is draining the estate financially.
- ◆ Disagreement among the heirs.

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Why Hire an Agent with the CPRES Designation?



Certified Probate Real Estate Specialists (CPRES) have been specially trained by MTI Education on the unique challenges of selling properties involved the probate process.

Probate is a court-regulated, and often complicated, series of steps that must be carefully monitored and managed. Legal deadlines are unforgiving, the documentation is very unique, and the court's oversight must be adhered to throughout the sales process.

CPRES agents not only have the skills necessary to successfully navigate complex probate sales, but they also understand the sensitivity and compassion needed at this difficult time in the life of a family. That's why agents with the prestigious CPRES designation are in such high demand!