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10-Step Checklist: Selling an Inherited House in Maryland

Navigating the process of selling an inherited property can be overwhelming, especially during a difficult time. This checklist is designed to guide you step-by-step, providing clarity and helping you manage the essential tasks.

- ☐ **Gather Key Documents:** Locate the official death certificate and the deceased's will.
- ☐ **Secure Legal Authority:** If you are the executor, request the "Letters of Administration" or "Letters Testamentary" from the Maryland Register of Wills.
- ☐ **Initiate Probate:** File the necessary probate petition with the appropriate court to legally begin the settlement of the estate.
- ☐ **Assess Financials:** Obtain the most recent mortgage statement, property tax bills, and any HOA or condo association documents.
- ☐ **Conduct a Property Walkthrough:** Inspect the house thoroughly, room by room, and create a detailed list of all necessary repairs or updates.
- ☐ **Get Professional Repair Estimates:** Contact qualified contractors to get written quotes for the major repairs identified in your walkthrough.
- ☐ **Secure the Property:** Change the locks, forward the mail, and decide whether to clear out, stage, or leave the property as-is.
- ☐ **Understand Tax Implications:** Research Maryland's inheritance tax laws and federal capital gains tax requirements. Consult with a tax professional if needed.

- ☐ **Manage Utilities:** Collect account information for all utilities (electric, gas, water, etc.) and arrange for final meter readings upon sale.
- ☐ **Get Your No-Obligation Cash Offer:** Contact Maryland Cash Home Buyers to receive a fair, fast cash offer and skip the repairs, listings, and waiting.

Feeling Overwhelmed? Let Us Help.

Selling an inherited home comes with unique challenges. If you prefer to avoid the stress of repairs, cleanup, and the lengthy probate process, we can provide a fast, fair cash offer for the property as-is.

Get Your Free Cash Offer Today! Call (240) 693-5776

Maryland Cash Home Buyers | 241 E 4th St, Frederick, MD 21701 | Phone: (240) 693-5776 |
Email: contact@marylandcashhomebuyers.com | www.marylandcashhomebuyers.com