More Than Just a House

An inherited property often comes with:

- Family memories
- Personal belongings
- Maintenance responsibilities
- Multiple heirs and opinions
- Financial and practical decisions

Most families have never been through the process before, which can make the situation feel overwhelming.

The good news is that it rarely needs to be solved all at once.

What This Means for You

You don't need to have everything figured out before taking the next step.

Whether you're helping a parent, serving as an executor, or working through decisions with family members, the goal isn't to make every decision immediately—it's to make thoughtful decisions at the right time.

A good conversation should leave you with:

- A clearer understanding of your options
- A realistic sense of timing
- Less stress—and more confidence

If you feel rushed or overwhelmed, it's probably worth slowing down and gathering more information before making major decisions.

If you feel more informed and more at ease after discussing the situation, you're likely moving in the right direction.

Tom Sharp

REALTOR®

Helping people make thoughtful,
lifelong real estate decisions —
with clarity and confidence.

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Greater Athens Properties

— Lifelong Living Series —

Inheriting a Home: What Comes Next?

By Tom Sharp
Senior Real Estate Specialist®

A practical guide for families facing property decisions after the loss of a loved one.

Keep It, Rent It, Sell It?

One of the biggest questions families face is what to do with the home itself. Sometimes a family member wants to keep it. Sometimes the family decides to keep the home as a rental. In other cases, selling the home may be the simplest option.

Each path has advantages and tradeoffs, and the best choice depends on the family's goals, finances, and circumstances.

A trusted REALTOR® can help estimate value, explain local market conditions, and evaluate the practical and financial considerations of each option.

Most families eventually consider three paths:

Keep the Property
As a residence or family asset.

Rent the Property
Creating income while retaining ownership.

Sell the Property
Converting the asset into cash and simplifying responsibilities.

There is rarely a single right answer. The best choice depends on family goals, finances, and long-term plans.

Start With Understanding the Situation

When emotions are high, it's natural to want quick answers. However, taking time to understand the situation often prevents stress and disagreements later. Before making major decisions, it helps to understand who has authority to act, whether multiple heirs are involved, and whether professional legal or tax guidance may be needed.

Before making decisions about the property, it helps to understand:

- Who has authority to act?
- Are there multiple heirs involved?
- Does anyone wish to keep the home?
- Are there legal or tax questions that need professional guidance?

Taking time to understand the situation often prevents unnecessary stress and disagreements later.

What About Everything Inside the House?

For many families, the belongings become more challenging than the house itself. A home may contain decades of furniture, photographs, collections, keepsakes, and everyday items. Family members often need time to decide what should be kept, shared, donated, sold, or discarded.

Common approaches include:

- Family distribution
- Donations
- Consignment
- Estate sales
- Clean-out services
- Temporary storage

Creating a plan for personal property often makes the housing decision much easier.