

Probate & Trust Real Estate Specialists

Managing the details of a probate estate, conservatorship, or trust is complicated enough, why add the sale of real property to your list of responsibilities?



You need someone who is:

- Knowledgeable handling of the offer process to closing.
- Team of experience with probate, trust and conservatorship transaction

Eva del Rosario

DRE# 01364990

Certified Probate Real Estate Specialist

Office: (650) 871-3649

Mobile: (415) 244-5772

Fax: (650) 583-0738

eva@evarosario.com

www.evadelrosario.com

"Helping Families One Day At A Time"

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A Berkshire Hathaway Affiliate

How is a probate/trust sale different from a typical real estate transaction?

Probate and trust real estate require special disclosures and listing agreements, diligent attention to probate law and a unique marketing strategy. Since some probate real estate require court confirmation, your agent should be familiar with court protocols and have good relationships with probate professionals, such as court personnel, probate attorneys, probate paralegals and administrators.

Services Offered

- Market value analysis at the time of death
- Professional Market Analysis Reports
- Property Searches (to quickly find deeds of trust and liens)
- Internet marketing (virtual tours, website exposure to major sites)
- Professional photographs
- Open house, broker's tours
- Customized marketing plan
- Coordinate re-keying and securing property
- Coordinate cleaning out and cleaning up of property
- Supervise and organize of cleaning crews, haulers, painters, carpet installers, handyman, minor repairs, estate liquidators, etc.
- Organize shipping/cleaning/liquidating of personal items
- Marketing and showing property until court date to increase the chance of an overbid in court
- Will make court appearances with attorneys if required
- Will travel to your client
- Coordination of all details of transaction, from start to finish

Estate Executor's Duties During the Probate Process

