# Inherited House in Florida

When a house lands in your lap, the work is usually title, bills, and condition — not paint colors. This is general information, not probate, tax, or legal advice.

## 1 Confirm who has authority to sell

- [ ] Locate the death certificate, will, trust, or letters of administration if probate is open.
- [ ] Ask a Florida attorney or the clerk whether this estate needs probate, and who the personal representative is.
- [ ] Do not list or sign a contract until the person signing actually has authority. Extra heirs or an old spouse on title is a common delay.
- [ ] If there is a trust, get the trust certificate / successor trustee docs before talking numbers.

## 2 Secure the house and stop surprise bills

- [ ] Change or collect keys. Check that insurance is still in force — vacant houses often need a vacancy rider.
- [ ] Forward mail. Keep HOA, utilities, lawn, and alarm from going unpaid; those become your problem at closing.
- [ ] Do a walkthrough: roof leaks, mold, open windows, personal property, and anything that looks unsafe.
- [ ] Photograph rooms as they sit. You do not have to clean out before an as-is cash buyer looks.

## 3 Gather the paperwork a buyer or title company will ask for

- [ ] Last mortgage statement or payoff contacts, if any loan remains.
- [ ] HOA/condo contacts, estoppel, and any violation letters.
- [ ] County tax bill, homestead status, and whether exemptions change after death (ask the tax collector, not us).
- [ ] Survey, permits, or code cases if you have them. If you do not, say so — we buy many houses as-is.

## 4 Decide: occupy, rent, list, or sell as-is

- [ ] Occupying or renting means you become the landlord of an inherited house. Budget repairs, insurance, and time.
- [ ] A retail listing usually wants clean-out, repairs, and showings. That can be right if the house is already in good shape and title is clear.
- [ ] An as-is cash sale skips repairs and most showings. Price is typically lower than a fixed-up retail sale. We do not buy every house.
- [ ] Split among heirs: get written agreement on price floor, who pays carry costs, and who signs.

## 5 If you want a Swift Offers cash offer

- [ ] Share the address, who has authority, occupancy, and known title/HOA issues.
- [ ] You pick the closing date after title can actually close. Probate timing is not something we control.
- [ ] Call 321-348-6603 or use swiftoffers.co/#contact. No obligation.

**Want a no-obligation cash offer?**

Call 321-348-6603 · info@swiftoffers.co · https://swiftoffers.co/#contact