

Selling a Home in Probate

A calm, plain-English guide for families and executors — what to expect, and what you don't have to worry about.

Selling a loved one's home is grief and paperwork at the same time, and it usually lands on one person. This guide lays out how a probate home sale works in Michigan — and what you don't have to worry about.

HOW IT WORKS

The sale, step by step

- 1 A representative is appointed**

The probate court issues Letters of Authority — the document giving the Personal Representative (often called the executor) the power to act for the estate, including selling real estate. Your attorney and the court handle this part.
- 2 We walk the property together**

We look at the home's condition and contents and talk through your goals — sell as-is, clear it out first, or somewhere in between.
- 3 We price it and prepare**

I give you a clear valuation based on recent local sales, and we decide together how much, if anything, to do before listing.
- 4 We list and market the home**

Full marketing — professional photos, the MLS, and real exposure to buyers — presented honestly as an estate sale.
- 5 We handle offers and court requirements**

I help you weigh offers and coordinate with your attorney on anything the estate or court needs along the way.
- 6 We close, and proceeds go to the estate**

At closing, the funds flow to the estate to be distributed according to the will or Michigan law.

PEACE OF MIND

What you don't have to worry about

- ✓ **Repairs.** Most estate homes sell as-is — no fixing or updating required.
- ✓ **The cleanout.** You don't need to empty the house first; I can bring in trusted help.
- ✓ **Being out of state.** I regularly handle the entire sale remotely.
- ✓ **Having it all figured out.** You can reach out before anything is sorted. We'll start where you are.

GETTING STARTED

A short starting checklist

- Locate the will and any probate paperwork you have
- Confirm who the Personal Representative will be
- Work with a probate attorney to obtain **Letters of Authority**
- Call me for a valuation and a simple plan — even before that's finished

Logan Mango is a licensed REALTOR®, not an attorney or tax advisor, and this guide is general information, not legal or tax advice. Probate rules, requirements, and timelines vary by estate — please consult a qualified Michigan probate attorney about your specific situation.

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