



Greenways Realty

HEY — North Carolina Homeowner Dealing With an Inherited House... Start With These 9 Documents

The exact paperwork you need to gather first — without making a legal mistake, delaying the process, or losing money while the house sits.

INSTRUCTIONS:

Don't start cleaning the house. Don't call agents. Don't sign anything. Start here. This guide is simple.

1. Gather these documents first
2. Understand what each one means
3. Avoid making decisions before you have the full picture

As you go through this, ask:

1. "Do we actually have this... or are we guessing?"
2. "Who has access to this document right now?"

If something is missing, that's your next step—not making a decision.

1 Death Certificate

You'll need multiple copies. This document is required for:

1. banks
2. title companies
3. legal filings

Without this, nothing really starts.

2 The Will (If There Is One)

This outlines:

1. who inherits what
2. who is supposed to be in charge

If there's no will, the process changes significantly.

3 Executor / Administrator Appointment Documents

This proves who has legal authority to act. In North Carolina, this is critical. Without it:

1. you can't sell
2. you shouldn't sign anything
3. you risk delays

This is where most families get stuck.

4 Property Deed

This shows:

1. who legally owns the property
2. how it's titled

Ownership impacts what can and can't be done next.

5 Mortgage Information (If Applicable)

You need to know:

1. current balance
2. lender
3. payment status

Missed payments can create bigger problems quickly.

6 Property Tax Information

Check:

1. current status
2. any outstanding balances

Taxes don't pause just because the owner passed.

7 Insurance Policy

Confirm:

1. the property is still covered
2. it's properly insured if vacant

Vacant homes can create risk fast.

8 Utility and Service Accounts

Gather info for:

1. electricity
2. water
3. gas
4. maintenance services

You'll need to manage or transfer these quickly.

8 List of Heirs / Beneficiaries

Know:

1. who is involved
2. who has a say
3. who needs to be informed

This helps prevent confusion and conflict later.

Why This Is Important

Most families don't run into problems because they didn't care. They run into problems because they acted too soon—without the right information. What that looks like:

1. Trying to sell before having authority
2. Making decisions without all parties aligned
3. Missing paperwork that delays everything
4. Letting the property sit while costs stack up

And by the time they realize it... They've already lost time, money, or both. This process is not just emotional—it's logistical. And if you don't start with the right documents, everything else gets harder.

Book a Free Inherited Property Strategy Call

If you're dealing with an inherited house in North Carolina and want clarity on what to do next...

We'll walk through:

- what you already have
- what's missing
- what your next step should be

No pressure. No sales pitch. Just clear direction so you don't make an expensive mistake.

Book your 15-minute call now

<https://greenwaysrealty.com/>