



Greenways Realty

HEY — North Carolina Homeowner Handling an Inherited House... Read This First

The exact 5 decisions you need to make in the first 30 days — without triggering family conflict, making a legal mistake, or leaving money on the table.

INSTRUCTIONS:

Don't overcomplicate this. You don't need to solve everything today. You just need to make the right decisions in the **right order**. Go through each step below and ask yourself:

1. Have we already handled this?
2. Are we guessing... or do we actually know?

If you're unsure at any step, that's where people usually make expensive mistakes.

1 Are You Even Allowed to Sell Yet?

This is where most people screw up. Just because you inherited the house... doesn't mean you can legally sell it yet. In North Carolina, that depends on:

1. Whether probate has been opened
2. Who the executor is
3. Whether the estate has authority to sell

What to do now:

1. Confirm who has legal authority (executor or administrator)
2. Check if probate has been filed
3. Do NOT list the property until this is clear

Getting this wrong can delay your sale by months.

2 Who Actually Makes the Decisions?

This is where families fall apart. One sibling wants to sell. Another wants to rent it. Someone else wants to "wait and see." Now nothing happens. Meanwhile:

1. Bills keep coming
2. The house sits
3. Tension builds

What to do now:

1. Identify the decision-maker (usually the executor)
2. Set expectations with all parties early
3. Get alignment BEFORE taking action

Lack of clarity here kills deals and relationships.

3 Is the House Costing You Money Right Now?

Most people don't realize this. Every month you wait, the property may be:

1. Accruing taxes
2. Needing maintenance
3. Losing market timing
4. Sitting vacant (risk + liability)

What to do now:

1. Calculate monthly holding costs
2. Factor in missed opportunity (not just expenses)
3. Decide if waiting actually makes financial sense

Waiting feels safe. It's often the most expensive decision.

4 Sell As-Is... or Fix It First?

This is where people overthink and over-invest. You don't need a full remodel. But you also don't want to leave easy money on the table.

What to do now:

1. Identify quick wins (cleaning, minor repairs, decluttering)
2. Avoid major renovations unless there's clear ROI
3. Understand your buyer pool (investor vs retail buyer)

The wrong move here can cost you tens of thousands.

5 What Needs to Happen This Week vs Later?

Everything feels urgent. It's not. But a few things are. **Do this THIS WEEK:**

1. Secure the property (locks, insurance, utilities)
2. Confirm legal authority
3. Get a rough property assessment

This can wait:

1. Major upgrades
2. Emotional decisions
3. Long-term planning

Speed matters—but only on the right things.

Why This Is Important

Most families don't lose money because of one big mistake. They lose it through **small delays, bad assumptions, and lack of clarity.**

- Waiting too long
- Miscommunication between siblings
- Starting the process without legal authority
- Over-improving or underpricing the property

And by the time they realize it... The damage is already done. This process is part legal, part financial, and part emotional. If you don't have a clear plan, it gets messy fast.

Book a Free Inherited Property Strategy Call

If you're dealing with a house in North Carolina right now and want clarity on what to do next... Let's walk through it together.

We'll cover:

- Where you are in the process
- What you should do next (and what to avoid)
- The smartest path forward based on your situation

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/>