FREE GUIDE · SOUTH CAROLINA

Selling an Inherited House

What to expect, in plain words, from court appointment to closing.

Turnkey ESTATE SERVICES

An inherited home in South Carolina can often be sold while the estate is still open. It goes smoothly when you know who can sign, what order things happen in, and which costs keep running while you decide.

FIRST QUESTION

Who can sell the house?

- While the estate is open, the **personal representative** (the executor) appointed by the county probate court sells the house on the estate's behalf.
- Whether the probate judge must approve the sale depends largely on the will. Some wills give the personal representative the power to sell; if not, court approval may be needed. Your probate attorney will tell you which applies.
- If the house has already been deeded out of the estate to the heirs, the heirs sell it themselves, and everyone on the deed signs.

THE USUAL ORDER

From court appointment to closing

1. **Court appointment.** The probate court appoints the personal representative.
2. **Secure and insure.** Change the locks if needed, tell the insurer the house is empty, and keep the utilities on.
3. **Record its value.** Document what the house was worth on the date of death. An appraisal is the strongest record for the inventory and for taxes.
4. **Search and gather keepsakes.** Find papers, valuables and family keepsakes before anything is sold.
5. **Sell what has value.** Hold an estate sale, with valuable pieces placed with specialists.
6. **Clear what's left.** Donate what you can and haul away the rest.
7. **Clean and prep for sale.** A deep clean and simple touch-ups so the house shows well.
8. **Assess options.** Learn its condition and likely price, then choose how to sell.
9. **List.** Put it on the market with a licensed agent.
10. **Maintain.** While it's on the market, check it regularly, keep the lawn cut and keep the insurer informed.
11. **Close.** In South Carolina a closing attorney handles the closing. Proceeds go to the estate account and are distributed once creditor claims are settled.

YOUR OPTIONS

What are the options for selling?

Option	Best when	Watch for
Sell as-is	The house is dated but sound, and the family wants it done	Buyers price in every repair
Light prep	A clean-out, deep clean, paint or yard work would show it better	Spend only where it clearly pays back
Cash offer	The house needs major work, or speed matters most	Compare the net, not the headline price

KEEP IN MIND

Who pays for what?

The estate, not you personally, generally pays the mortgage, property taxes, insurance, utilities and lawn care until closing. Ask the county assessor whether the owner-occupied tax rate continues.

KEEP IN MIND

Taxes on the sale

An inherited home's tax basis is generally its value on the date of death, so a sale soon after often brings little or no capital gains tax. Talk with a CPA before you sell.

KEEP IN MIND

How long does it take?

Getting ready to list depends on the house; our target is 45 days once we start. The estate generally can't close until at least eight months after the Notice to Creditors first runs.

AVOID

Common mistakes

- Letting insurance lapse on an empty house.
- Selling or clearing contents before you have the authority to.
- Signing a listing or an offer before you know who must approve the sale.
- Pricing from the tax assessment instead of the market.

One visit, in person or by video, and we handle the rest.

We can help anywhere in South Carolina.

(803) 525-1108

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