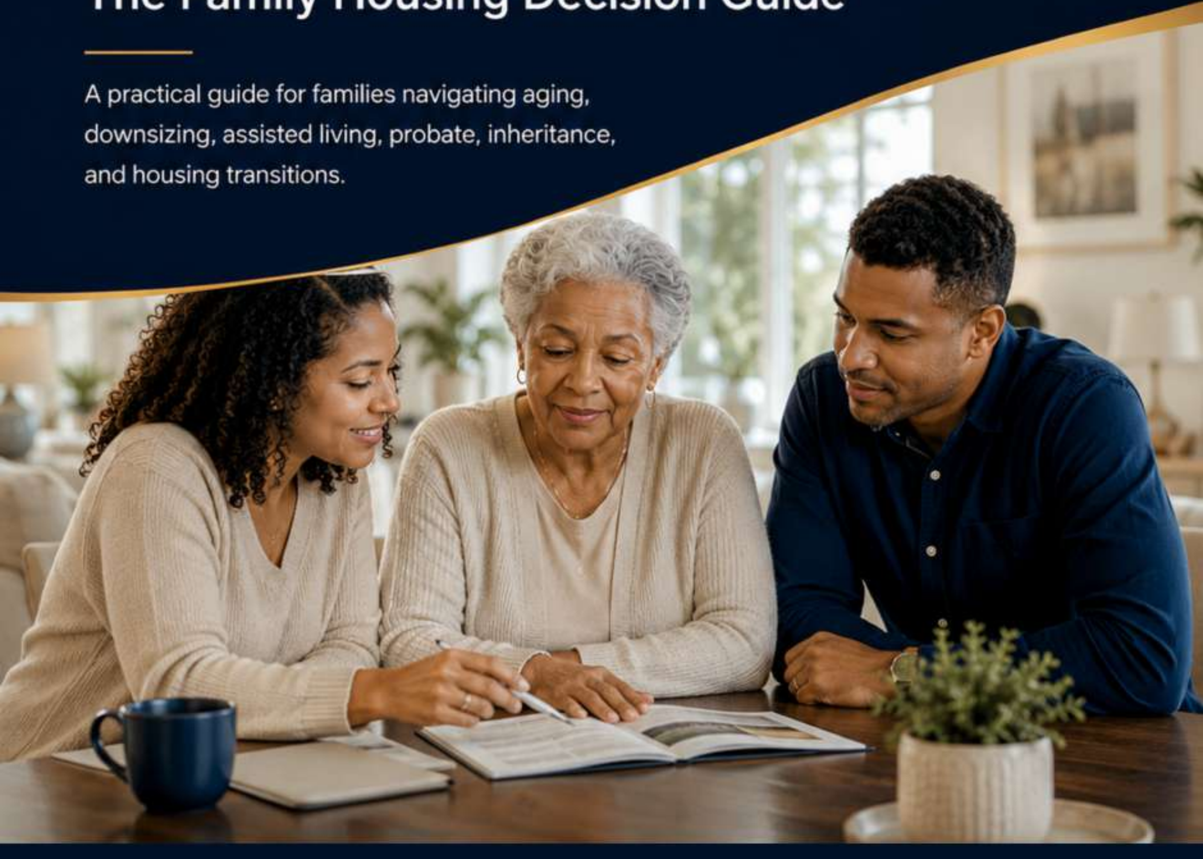
What Should We Do With Mom's House?

The Family Housing Decision Guide

A practical guide for families navigating aging, downsizing, assisted living, probate, inheritance, and housing transitions.



MIAMI DEAL FLOW

REAL ESTATE.
REAL RELATIONSHIPS.
REAL RESULTS.

SENIOR TRANSITION PROGRAM

WHAT'S INSIDE

INTRODUCTION

Few families expect to have this conversation.
One day, everything seems normal.
Then a parent falls.
A move to assisted living becomes necessary.
A health event changes the future.
A property is inherited.
A loved one passes away.
Suddenly, the family is asking a question
they never expected to answer:

What should we do with Mom's house?

This guide was created to help families evaluate their options, avoid common mistakes, and make informed housing decisions during major life transitions.

THE FIVE MOST COMMON SITUATIONS FAMILIES FACE

Every family's situation is unique, but most fall into one of these five categories. Understanding where you are is the first step toward making the right decision.

1 Mom Is Moving Into Assisted Living

The decision has been made. Now the family must determine what happens to the home.

QUESTIONS OFTEN INCLUDE:

- Should we sell now?
- Should we wait?
- Are repairs necessary?
- How quickly should we move?

2 Dad Passed Away

Families are often dealing with grief while simultaneously managing legal, financial, and property-related decisions.

QUESTIONS OFTEN INCLUDE:

- Is probate required?
- Can we sell the property?
- Who has the authority to make decisions?
- What should happen first?

3 We Live Out Of State

Many adult children live hundreds or thousands of miles away. Managing a property remotely creates challenges involving maintenance, security, repairs, vendors, and future planning.

QUESTIONS OFTEN INCLUDE:

- Who can check on the property?
- Who handles emergencies?
- How do we manage vendors?
- What is the long-term plan?

4 The House Has Become Too Much

The home that once made sense may no longer fit the next chapter of life.

QUESTIONS OFTEN INCLUDE:

- Is it time to downsize?
- Is the home still safe?
- What alternatives should be considered?

5 We Inherited A Property

Families often inherit a home before they have a plan.

QUESTIONS OFTEN INCLUDE:

- Should we keep it?
- Should we rent it?
- Should we sell it?
- What is it worth?

THE FIVE MOST COMMON MISTAKES FAMILIES MAKE

MISTAKE 01

Making repair decisions

before understanding the property's current market value.

MISTAKE 02

Assuming everyone has

the authority to make decisions.

MISTAKE 03

Allowing a vacant property

to sit for months without a plan.

MISTAKE 04

Waiting too long

to explore available options.

MISTAKE 05

Focusing on the house

instead of the family's long-term goals.

THE MDF HOUSING DECISION FRAMEWORK

Every family's situation is different, but every good decision follows the same framework. Use these five steps to move from confusion to clarity.

1

WHO

Who Is Involved?

Identify the decision maker(s) and understand the legal authority, family roles, and everyone impacted.

2

WHEN

What's The Timing?

Understand the urgency, key dates, life transitions, and timelines that will influence your decision.

3

PROPERTY

What Are We Working With?

Evaluate the home's condition, value, carrying costs, and any risks or responsibilities.

4

GOALS

What Do We Want To Achieve?

Clarify the family's goals, financial needs, lifestyle preferences, and what success looks like.

5

OPTIONS

What Are Our Options?

Explore the best paths forward, compare the pros and cons, and choose the option that best supports your goals.

A FRAMEWORK, NOT A GUESS.

This framework helps families make informed, confident decisions during life's most important transitions.

FAMILY HOUSING DECISION CHECKLIST

Use this checklist to walk through each step with clarity and make confident, informed decisions.

STEP 1

Understand The Situation

- [ ] Is the senior currently living in the home?
- [ ] Has a move already been planned?
- [ ] Is assisted living being considered?
- [ ] Is memory care being considered?
- [ ] Has the homeowner passed away?
- [ ] Is probate involved?

STEP 2

Identify The Decision Maker

- [ ] Who owns the property?
- [ ] Is there a Power of Attorney?
- [ ] Is there a trust?
- [ ] Is there a trustee?
- [ ] Has an executor been appointed?
- [ ] Are all family members aligned?

STEP 3

Evaluate The Property

- [ ] Does the property need repairs?
- [ ] Are taxes current?
- [ ] Is insurance active?
- [ ] Are utilities active?
- [ ] Is the property occupied?
- [ ] Is the property vacant?

STEP 4

Evaluate Your Options

- [ ] Keep the property
- [ ] Rent the property
- [ ] Sell the property as-is
- [ ] Prepare the property for sale

STEP 5

Understand The Cost Of Waiting

- [ ] Mortgage
- [ ] Property Taxes
- [ ] Insurance
- [ ] HOA Fees
- [ ] Utilities
- [ ] Maintenance
- [ ] Vacancy Risks

A COMPLETE PICTURE LEADS TO BETTER DECISIONS.

Taking time now can prevent stress, expense, and regret later.

LONG-DISTANCE FAMILY CHECKLIST

If you live outside South Florida, use this checklist to ensure the property is protected and well-managed.

- [ ] **Who has access to the property?**
- [ ] **Who checks on the property?**
- [ ] **Who handles emergencies?**
- [ ] **Who coordinates vendors?**
- [ ] **Who manages repairs?**
- [ ] **Who meets contractors?**
- [ ] **Who manages showings?**

Distance shouldn't lead to worry.
Having the right team and plan in place keeps the property secure and decisions moving forward.

BEFORE MAKING A DECISION

Every family should understand all the factors before choosing the best path forward. Miami Deal Flow helps families navigate housing decisions related to:

Current Market Value
Understand what the property is worth in today's market.

Property Condition
Evaluate the condition, needed repairs, and associated costs.

Family Goals
Clarify what matters most to the family now and in the future.

Legal Considerations
Understand authority, probate, trusts, and other legal factors.

Timeline
Identify key dates, deadlines, and ideal timing.

Financial Impact
Review costs of waiting, potential proceeds, and tax considerations.

WHY FAMILIES TRUST MIAMI DEAL FLOW

NEARLY 20 YEARS

Nearly 20 years serving seniors and their families during life's most important transitions.

FLORIDA HHA LICENSE HOLDER

Founder maintains an active Florida Home Health Agency (HHA) license.

EXPERIENCED WITH HOUSING TRANSITIONS

Deep understanding of transitions related to aging, downsizing, assisted living, inheritance, and probate.

REAL ESTATE-FIRST GUIDANCE

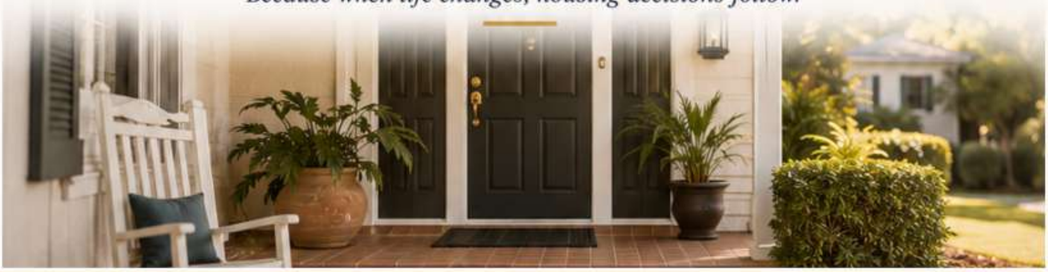
Focused on Helping Families Make Informed Housing Decisions

LOCAL SOUTH FLORIDA EXPERTISE

We know the neighborhoods, market, and resources that matter to local families.

> Most agents see the property. We see the transition.
> Most agents enter when a home is ready to sell.
> We enter when a family needs help deciding what comes next.

Because when life changes, housing decisions follow.



COMPLIMENTARY SENIOR TRANSITION PROPERTY REVIEW

If your family is facing a housing decision, Miami Deal Flow can help you evaluate your options and determine the best path forward.

01 **VISIT OUR WEBSITE**

miamidealflow.com/senior-transition

02 **CALL US**

786-330-8948

03 **EMAIL US**

transitions@miamidealflow.com

WE'RE HERE TO HELP.

Every family's situation is unique.
Let's talk about your options and
create the right plan for your family.

NO OBLIGATION. JUST CLARITY.