

# Omaha Family Transition Home Sale Checklist

## A Practical Guide for Families Navigating a Major Life Change

prepared by:

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### INTRODUCTION

When a home sale is connected to a major life transition, the process can feel overwhelming.

Whether your family is settling an estate, helping a parent transition to senior living, or navigating a divorce, there are many decisions to make.

This checklist is designed to help Omaha-area families organize the process and avoid common challenges.



## **STEP 1: Understand the Situation**

Begin by identifying the key factors surrounding the home.

- Is the property part of an estate or probate process?
- Are multiple family members involved in decisions?
- Is there a timeline requirement for the sale?
- Are there legal or financial professionals involved?

Having clarity early helps avoid delays later.

## **STEP 2: Determine Property Value**

Understanding the home's current market value is an important first step.

A professional home valuation can help with:

- estate settlement planning
- equity discussions during divorce
- determining downsizing budgets
- understanding potential proceeds from the sale

### **STEP 3: Decide What Preparation is Needed**

Not every home needs major updates before selling. In many transition situations, the goal is to balance preparation with practicality.

Possible steps include:

- basic cleaning and decluttering
- minor repairs
- landscaping improvements
- professional photography

### **STEP 4: Coordinate with Other Professionals**

Life transition sales often involve other advisors. These may include:

- estate attorneys
- financial planners
- senior living advisors
- family members acting as trustees or executors

Clear communication between professionals helps the process move smoothly.

## **STEP 5: Create a Sale Strategy**

Every situation is different.

Key questions include:

- What price strategy makes the most sense?
- What timeline works best for the family?
- Are there occupancy or possession considerations?

## **STEP 6: Prepare for Showings and Offers**

Once the home is on the market, buyers may schedule showings.

A professional real estate strategy will help manage:

- showing schedules
- buyer communication
- negotiations
- offer evaluation

## **STEP 7: Plan the Next Chapter**

A home sale is often part of a larger transition.

Families may be planning:

- relocation
- senior housing transitions
- estate settlement distributions
- financial restructuring after divorce

Careful planning helps make this next stage smoother.

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## ABOUT DAVID GREINER

David Greiner is a REALTOR® serving the Omaha metro area with Better Homes & Gardens Real Estate | The Good Life Group.

He focuses on helping families navigate real estate decisions connected to life transitions including estate settlements, senior housing moves, and divorce-related home sales.

David has received the Nebraska REALTORS® Association Mark of Excellence Award for four consecutive years and is active in the community through Rotary and the Sarpy County Chamber of Commerce.

If your family is facing a housing decision related to a life transition, professional guidance can help simplify the process.

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