

5 FACTS ABOUT SELLING A HOUSE DURING DIVORCE

01

THE COURT CAN'T ORDER A PARTY TO SELL BEFORE A DIVORCE DECREE



If you want to sell your marital home, your estranged spouse must agree. While you can get temporary orders from the court, the judge can't order your spouse to agree to sell your home.



02

THE PARTIES MUST GET CLEARANCE TO SELL THEIR HOME DURING A DIVORCE



At the time your divorce case is filed, the court issues several restraining orders enjoining either you or your spouse from selling marital property or spoliating assets. These restraining orders also prevent you from selling your home without an agreement and order by the court.



03

STAGING IS IMPORTANT TO PREVENT SIGNS THE PARTIES ARE DIVORCING



When you place your home on the market during a divorce, you need to remove signs that you are divorcing. You might want to get help from a real estate agent with staging your home so that it appears more inviting. If your spouse has moved out, try to fill in the voids left behind.

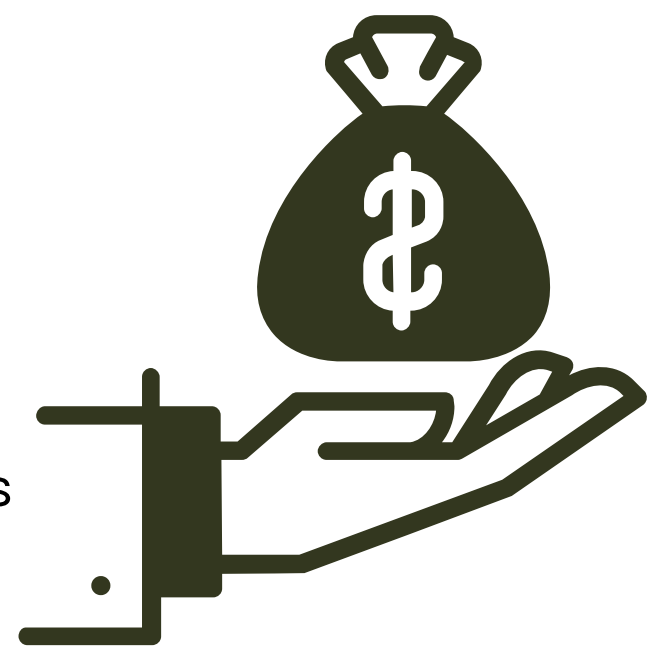


04

A SPOUSE WHO CAN BUYOUT THE OTHER SHOULD BE ALLOWED TO DO SO



If your spouse truly wishes to remain in your marital home and doesn't want to sell it, you should give him or her the chance to buy out your home equity in divorce. If you choose to do this, make sure your spouse is in a position to refinance the home in his or her name alone.



05

THE PARTIES SHOULD HIRE A NEUTRAL REAL ESTATE AGENT



If you both agree that selling your home during your divorce and splitting equity is the best idea, you should agree to hire a neutral real estate agent to represent both of your interests when selling your home.



Source: <https://www.denovolawaz.com/selling-a-house-during-or-after-divorce/>



832-659-4535
tanjablandini@gmail.com
tanjablandiniyourrealestateangel.com



5 FACTS ABOUT SELLING A HOUSE AFTER DIVORCE



THE OTHER SPOUSE'S NAME SHOULD BE REMOVED FROM THE DEED

01

If you received the home in your divorce property division, your spouse's name should not remain on the deed. If it is, you need to go to get a copy of your deed from the recorder's office. Create a new deed that transfers the title to your home from your ex-spouse to you alone.



THE DIVORCE CAN BE FOUND BY PROSPECTIVE BUYERS

02

Divorce cases are matters of public record, which means that prospective buyers can find that you recently divorced. However, this does not mean that they will know your motivation for selling your home since it is yours alone.



STAGING WILL BE IMPORTANT TO FILL IN VOIDS

03

Staging will be critical in helping you secure a good sales price. Work with your real estate agent for ideas on how to stage your home to place it in the best light. You will want it to appear welcoming to interested buyers.



YOU WILL HAVE MORE CONTROL OVER THE PROCESS

04

One advantage of selling your home after divorcing is that you will have control over the process. You won't have to deal with your ex-spouse in making decisions about offers or how the process should work.



BUYERS WON'T NECESSARILY KNOW YOUR MOTIVATION FOR SELLING

05

Even though you recently divorced, buyers won't necessarily know why you are selling your home. This means that you won't have to worry about buyers trying to use your divorce as a way to secure more advantages in the sale.

Source: <https://www.denovolawaz.com/selling-a-house-during-or-after-divorce/>



832-659-4535
tanjablandini@gmail.com
tanjablandiniyourrealestateangel.com

