ONE PACKET FOR HEIRS AND OUT-OF-STATE OWNERS.

Share this with siblings and co-heirs before anyone drives to the house. It covers what we buy, how we price, probate basics (not legal advice), and the documents that usually matter. Est. 2004. Principal buyer — not a wholesaler.

HOW A SALE WITH US USUALLY GOES

01
YOU SEND DETAILS
Address, who can sign, probate stage, and whatever you know about condition.

02
WE WALK IT
We look at the house ourselves. We are not shopping your contract to strangers.

03
HONEST NUMBER
Condition + market. If listing would net you more, we say so.

04
YOU PICK CLOSING
Fast if you need fast. Or months out while you sort next steps.

WHAT WE BUY

Single-family houses in the south-metro Atlanta / Griffin–McDonough corridor, as-is. Inherited, vacant, tenant-occupied, deferred maintenance, expired listings — those are ordinary for us, not exceptions.

COMMON FITS

- Inherited houses you cannot manage from out of state
- Rentals with tenant problems or deferred repairs
- More repair than a retail sale can carry
- A landlord exit — one house or a small portfolio
- A house you simply want to stop thinking about

HOW WE SHOW UP

- We buy to keep and operate — principal buyer
- Cash close; no agent commission from you
- No cleanout or repairs required before we look
- Contract is with us, not assigned downstream
- Plain answers when a listing is the better path

HOW WE PRICE

We walk the house. We price from condition and market — what it is worth fixed, what it will cost to fix and hold, and a margin that makes the project worth doing. You get the reasoning, not a mystery discount. If we think listing would net you more after commission, repairs, and time, we will tell you that instead of buying a house we should not have.

PROBATE BASICS (HIGH-LEVEL ONLY)

Inherited and out-of-state situations are among the most common we see. What usually matters is (1) who has authority to sign and (2) where the estate is in the process. We can often buy during probate when the right person has court authority — letters testamentary or letters of administration, or a clear path to get them. When siblings or co-heirs disagree on who can sign, that needs clarity before a closing date is real.

We are not attorneys. Nothing in this packet is legal advice. If you need counsel on the estate, we will say that rather than pretend otherwise.

QUESTIONS WE ASK EARLY

- Who is the personal representative / executor?
- Has the court issued letters yet?
- Are all heirs in agreement on selling?
- Is there a will, or is this an administration?
- Any mortgage, liens, or HOA amounts due?

WHY THE SHORT FORM HELPS

- Captures authority and probate stage up front
- Gives siblings one shared set of facts
- Saves a wasted trip when signing power is unclear
- Optional photos or documents under 30-day delete rules

DOCUMENT CHECKLIST

Bring what you have. Missing pieces are fine — send what exists and we will say what still matters.

- [ ] Death certificate
- [ ] Will, and/or letters testamentary or letters of administration
- [ ] Deed (how title is currently held)
- [ ] Mortgage statement / payoff information
- [ ] Keys, garage codes, lockbox info
- [ ] HOA contacts and any amounts due
- [ ] Recent property tax bill
- [ ] Homeowners insurance declaration page
- [ ] Tenant lease and payment status (if occupied)

> Prefer not to email sensitive account numbers? Black them out, or skip the upload and bring papers when we meet. Optional file uploads on our form are private to us and deleted after 30 days.

READY TO TALK — OR SHARE THIS PDF FIRST

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