

DIVORCE SERVICES



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NORTH FLORIDA'S TOP SELLING KW REAL ESTATE TEAM



How We Can Help with Resolving Ownership of Property During a Divorce

Ending a marriage is never easy. Divorces can be emotional and complex, even when the decision is mutual and things go according to plan. The need to resolve ownership of a piece of property only compounds the situation; but it doesn't mean you must rush or accept less than your home is worth. Just like with any other sale, it's best to have a plan, and our proven approach to marketing and selling your home applies no matter what your marital circumstances.

Often the need to sell the home and split the money is one of the last steps in finalizing the divorce. In many cases, the home is the single biggest asset of your marriage. Its financial value, and the emotions tied to it, can muddy the waters when you need to sell. Depending on whether there is marital debt involved, and who remains in the house and who is responsible for making mortgage payments, there are some common missteps and pitfalls to avoid.

This can be an uncertain and frightening time. Depending on the market and the level of conflict between you and your spouse, the situation can involve some extra work to keep things moving along, keep emotions in check and minimize stress for you as much as possible.

We bring with us the compassion and understanding of our experienced team. We realize it's challenging to lose a relationship and, because of that, a home. Add to that the stress of listing, staging and showing your house, and it can quickly become

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overwhelming. When everything you've known is suddenly about to change, you need a team of real estate professionals you can trust and rely on. We understand, and we're here to help.

We will help you evaluate your options and make the right decisions at the right time. In some cases, you may be able to buy out the other party, which will require a new mortgage. We have great relationships with lenders who can help. In other cases, you may be the one being bought out and you will receive your share of the home's equity, or the property is to be sold to a third party and, again, equity will be split. Our expertise can help no matter your circumstances.

That can mean working through a lot of negotiating between the splitting couple, with calls and meetings carefully documenting and communicating everything – sometimes twice, for each spouse and your respective attorneys. It also means discretion when it comes to dealing with prospective buyers. There's no need for anyone to know the backstory on why a house is for sale, and we work on your behalf, just like we do for all our clients, so sell your home as quickly and efficiently as we can for the best possible price, no matter what the market.

Of course, we're also here to help you, as needed, with the next step – finding a new place to live, with as little disruption to your life as possible. Here at Tampa Home Group, over the years in selling hundreds of homes, we have successfully assisted many families selling a home in a divorce situation...so when you come to us, whether

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recommended by your attorney, a friend, or a judge, rest assured you are choosing a team of professionals known for compassion, discretion, and the market knowledge needed to achieve the most favorable result possible.