

A PRACTICAL HOMEOWNER GUIDE

Before You Sell the Marital Home

A thoughtful starting point for homeowners navigating a divorce-related property sale. Understand the next steps, organize important information, and prepare for conversations with your attorney and real estate professional.

1 Clarify the property situation

Identify who holds title, whether there is a mortgage, and whether a signed agreement or court order addresses the home. Your attorney can explain what the documents require.

2 Understand timing and authority

Ask your attorney whether the property may be listed now, who must approve listing terms, and whether a court deadline applies. Do not assume one spouse can authorize a sale alone.

3 Prepare for an informed pricing discussion

A REALTOR® can review local market activity, property condition, preparation needs, and a potential listing strategy. A suggested list price is not a guarantee of sale proceeds.

4 Establish a communication plan

Decide, with appropriate legal guidance, how scheduling, offers, repairs, signatures, and updates will be handled. Separate conversations may be appropriate when needed.

IMPORTANT: This guide offers general real estate information, not legal, tax, or financial advice. Follow your attorney's guidance and the applicable court orders.

A SIMPLE ROADMAP

From Preparation to Closing

Before listing

Review ownership and any court-directed requirements with counsel. Gather basic property details, mortgage information, and known repair or access concerns.

Property preparation

Discuss photography, cleaning, repairs, showing arrangements, occupancy, pets, and access. Confirm who can authorize expenditures and decisions.

Listing and offers

Your listing agent can explain marketing, buyer feedback, and offer terms. Legal counsel should address disagreements, approval requirements, and interpretation of any court order.

Under contract

Expect inspections, appraisal or financing milestones, title review, and closing coordination. Address title, payoff, and signature questions early.

Closing and proceeds

The closing attorney or settlement professional will prepare settlement figures. Your attorney should advise on how any agreement or order affects distribution of proceeds.

A GOOD FIRST STEP

Ask: What needs to be decided before the home can be listed, and who has authority to make each decision?

OPTIONAL FILLABLE WORKSHEET

Your Property Planning Notes

Use this page for your own planning. You do not need to send it to anyone. Avoid including Social Security numbers, account numbers, or confidential legal details.

Property city / neighborhood

Your preferred contact method

Any known listing deadline (if applicable)

Questions to ask your attorney

Questions to ask your REALTOR®

READY TO DISCUSS YOUR NEXT STEP?

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