

The Probate "Waiting Period" Checklist

5 Crucial Steps to Take While You Wait for Your Court Hearing

Do not just wait.

You have filed your petition, but the "Waiting Period" is dangerous. Use these 4 weeks to protect the estate's value so you are ready to sprint the moment the Judge signs your Letters.

- ☐ **1. The "Vacancy Clause" Audit (URGENT) WARNING:** Most homeowner's policies **CANCEL coverage** after 30 days of vacancy. If a pipe bursts next week, the estate is liable. **Action:** Call your provider immediately. Tell them the property is vacant and request a **"Vacancy Rider"** to maintain valid coverage against fire, leaks, and vandalism.
- ☐ **2. Secure the Physical Asset** Vacant homes attract trouble. **Change the locks** immediately, **install timers** on lamps to mimic occupancy, and **collect mail** weekly (a full mailbox signals vacancy).
- ☐ **3. Prepare for "Full" vs. "Limited" Authority** The Judge will grant you either **Full Authority** (easier sale) or **Limited Authority** (requires court confirmation). **Action:** Plan your budget now. "Limited" authority adds 6-8 weeks to the sale timeline due to the confirmation hearing. I have strategies ready for both scenarios.
- ☐ **4. Gather Heir Data Now** Once appointed, the clock starts ticking on formal notifications. **Action:** Don't wait. Collect full legal names, addresses, and Social Security Numbers for all beneficiaries now. This saves your attorney weeks of delays later.
- ☐ **5. The "Unofficial" Inventory** You cannot move assets yet, but you can count them. **Action:** Walk through the home, **take photos of every room**, and list major assets. Documenting the condition *now* helps protect you from disputes later.

YOUR DIGITAL COMMAND CENTER The Estate Management Portal

Administering an estate is complex accounting. If you lose receipts or mess up the math, the court can reject your final petition.

I provide full, complimentary access to EstateExec (\$199 Value).

*This #1 rated software automates **Inventory Tracking, Fiduciary Accounting, and Court Reports**—replacing messy spreadsheets with professional precision.*

(Included complimentary with my Listing Services)

DO NOT RISK A LAPSED POLICY

If you are unsure if the vacant home is covered, **Text me the address today.** I will send you the specific **"Vacancy Rider" requirements** you can forward to your broker to help protect the estate.

Christian Buitron Probate Real Estate Specialist Radius Agent Realty | DRE #01951904 (323) 909-2937 | ProbateSolutionLA.com

© 2025 Buitron Inc. | DRE #01951904. This checklist is for informational purposes only and does not constitute legal or financial advice. Please consult with a qualified attorney.