



If the Property Is Held in a Trust: Here's How to Proceed



When real property is owned by a revocable or irrevocable trust, the trust—not the individual—owns the property. Your next steps depend on following the trust correctly and confirming the successor trustee has the authority to act.

STEPS TO FOLLOW



WHAT IF THE TRUST DOESN'T PROVIDE CLEAR AUTHORITY?



If the trust is unclear, invalid, or does not grant the successor trustee authority to sell, or if there are disputes among beneficiaries, the property will need to go through probate to obtain court authority to sell.

When in doubt, a title professional or attorney can help you determine the safest and most efficient path forward.



WORK WITH A TITLE PROFESSIONAL EARLY

A pre-listing title review can help confirm the trust is in order, identify any title issues, and ensure a smooth path to closing.



IMPORTANT NOTE

Every trust is unique. Always read the trust carefully and follow its instructions exactly. This helps avoid delays, disputes, and potential liability.

Keeping Title Cool. Closing with Confidence.



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