Selling a parent's home: a checklist

What to do with the house, car and belongings when a parent moves to senior living, in the right order.

Before anything else

- Confirm who can legally sign: your parent, a durable power of attorney, or a court-appointed guardian.
- If Medicaid may be needed for long-term care, talk to an elder-law attorney before selling. Selling a homestead can affect eligibility.
- Find the deed, mortgage statement, insurance and property tax bills.

Choosing an agent

- Pick a licensed agent with senior-move experience; ask how many similar sales they have handled.
- Ask for an honest market value and a written plan. Compare it with any cash offer side by side before deciding.
- You never have to accept a quick cash offer. Novita Way never buys homes; we can introduce one vetted agent if you want.

The belongings

- Family first: let relatives choose keepsakes and label them.
- Estate sale, consignment or donation for the rest; get a written agreement on fees.
- Clean-out and haul-away for what remains.
- Cars and boats: find the titles; sell privately or through a licensed dealer; cancel insurance after the sale.

Paperwork

- Keep homeowner insurance active until closing; tell the insurer if the home is vacant.
- Forward mail and cancel or transfer utilities after closing.
- Keep closing papers for taxes.

Hire only licensed pros. Florida license lookups: DBPR (contractors, real estate, auctioneers) and FDACS (movers). Our verified helpers: novitaway.com/helpers/

General information only, not medical, legal or financial advice. Programs and amounts change; confirm with the official source or a qualified professional. Novita Way LLC serves families in Pinellas, Hillsborough, Pasco and Manatee counties, Florida. Placement help is free to families.