## Free Seminar: Selling A Home In A LIVING TRUST

#### You Should Attend This Free Seminar If You...

- Are listed as successor trustee of someone's trust
- Are a beneficiary (heir) to a living trust
- Own a home and have—or don't have—a living trust



### Saturday, February 28, 2015, 10am\*-Noon • UTC Mall, University City

\*9:45 am Sign-In here's a lot to know when you sell a home or other real estate in California. lacksquare And even  $\overline{ ext{more}}$  when it's in a trust of someone who passed away. You'll need to know a variety of laws, procedures, liabilities, pitfalls, myths, mistakes, best practices, tips and "how-to"s.

Hear expert Living Trust Attorney Heidi Klippel, estate tax specialists Chuck & Elaine Woodson, and 30-year Realtor Gary Kent explain what you must know when selling a home or other real estate as successor trustee or fiduciary. When you attend, you'll discover...

- These errors can force your estate into probate...even if you have a trust!
- How to pay ZERO tax on 250K to 500K of gain when you sell your home
- Common items trustees forget to disclose...that can land you in court
- Is your home even in your trust? Many aren't! Here's how to know
- 2 dangerous myths about successor trustees & disclosures
- Perils of adding adult children as co-owners of your home
- \$99 solution to most of your disclosure requirements
- You'd better update your trust when this happens
- Shortcut to deal with possessions & "clutter"
- How to find out the best estate sale people
- Easy way to avoid a common \$500 expense
- To fix up or not to fix up the home, that is the question!
- Tips & <u>laws</u> to dealing with family or tenants in the home
  - Can a trustee sell/give a home to <u>himself</u>?
    - What if you own a home NOT in a trust?
    - How should you price a home for sale?
    - Benefits of getting "stepped up basis"

    - Joint tenancy vs. tenants in common
    - How to keep a low Prop 13 tax base
    - Don't make THIS homeselling error
    - 5 smart homeselling tips



4900 Homes Sold

#### GaryKentSeminars.com

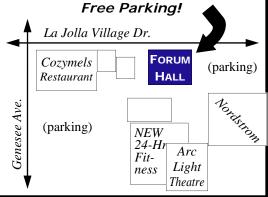
FREE to the Public / Realtors Pay \$495 Attendance Fee!

# Everywhere!

#### Tell a Friend! Bring a Friend! TO REGISTER:

#### GaryKentSeminars.com Or Call (858)457-KENT

**UTC - University Towne Center Mall** 4315 La Jolla Villa Dr. San Diego, 92122 Over Wells Fargo, near Nordstrom



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