

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**

There's a lot to know when you sell a home or other real estate in California. And even 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 & laws to dealing with family or tenants in the home

- Can a trustee sell/give a home to himself?
- 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



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