



Probate Asset Recovery's list of Services Provided for Probate Estates

1. Offer E/O Insurance for \$1,000,000.00 for clients
2. Determine whether a property is occupied or vacant
3. If the property is occupied, we identify who occupies the home
4. If the property is occupied, we determine if the occupant is an heir or non-heir
5. We refer unlawful tenant to Landlord-Tenant Attorney
6. We negotiate with occupants regarding turning over possession
7. We determine decedent domicile to ascertain proper county for Probate
8. We determine any encumbrances
9. We determine proper ownership through deed records
10. We order title work for properties
11. We order certified death certificates, in state and out of state
12. If local, we obtain certified death certificates
13. If not in a local county, we order the certs from whichever County/State it is located in
14. We assess the value of properties
15. During the assessment, we take photos of the property
16. We research obituaries to identify potential heirs
17. We pay the filing fees to open estates on behalf of the estate
18. We contact funeral homes to identify heirs and confirm expenses are paid in full
19. We file Affidavits of Non-Abandonments and/or Notice of Lis Pendens to secure redemption periods from being shortened
20. We assess taxes on properties
21. If needed, we pay taxes on properties to avoid losing the asset for the estate
22. We communicate with the County Treasurer's Offices
23. We communicate with Third-Party Purchasers
24. We negotiate with multiple mortgage companies and/or multiple lien holders when properties have more than one mortgage and/or any liens
25. We advance costs to maintain properties so they can be sold at the highest value for the estate
26. We advance money to estates to pay condo association liens
27. We advance money to estates to pay off mortgages
28. We handle claims
29. We order credit reports of decedents
30. We provide winterization of properties to ensure they're taken care of properly
31. Of course, this means we also de-winterize the properties

32. We pay water bills to get turned on and/or avoid water shutoffs
33. We pay electric bills to ensure properties have power
34. We pay gas bills to ensure properties have gas
35. We maintain grass to avoid city fines on properties and to make sure the property looks great
36. We order city certificates, if necessary
37. When necessary, we provide landscape cleanup to avoid city fines on the property
38. When necessary, we remodel properties to increase their value for the estate
39. We provide property cleanouts for the estate
40. We list homes at fair market value on behalf of the estate
41. We negotiate offers on behalf of the estate to obtain the highest return
42. As necessary, we recommend price reductions on the property
43. We maintain weekly inspections of the properties
44. We communicate regularly with County Public Administrators regarding the conditions of our properties
45. We provide a home-saver program for heirs
46. We recover personal property from homes and distribute it among heirs
47. We appraise assets located inside properties
48. We obtain title to abandoned vehicles and sell as an asset for the estate and/or transfer title when necessary
49. We search Michigan Unclaimed Property of the decedent for unrecovered money an heir might be entitled to
50. We also search for unclaimed treasury bonds of the decedent for unrecovered money