

Working with me on a divorce case

I handle the real property inside an active case: valued defensibly, moved on your timeline, documented so your file can rely on it. Neutral to both spouses, and in writing to both sides.



01 THE QUIET RESOLUTION PROCESS

- 1 **Neutral valuation.** A documented opinion of value per property, comparables attached, prepared for the file rather than for a listing pitch. Retained jointly, or by one side with the other kept informed — both get the same number at once.
- 2 **Written disposition plan.** Sell, buy out, or hold — and when. Net proceeds, carrying costs and sequence set out in writing before anything is listed.
- 3 **Marketing to fit.** Off-market and private-network first if discretion is needed. Otherwise a full marketing plan that gets the property what it is worth.
- 4 **Coordinated close.** Escrow, lender, title and proceeds instructions aligned to the judgment and your court dates, with status to both counsel throughout.

02 WHERE I TAKE WORK OFF YOUR DESK

- ☐ **Two client-facing checklists, one per client type** — the single marital home, and the multi-property owner holding across entities and states. Give your client the one that fits; it comes back filled in.
- ☐ **Title, loans and vesting confirmed** — payoffs, second liens, guarantees and how each property is actually held, not how the client remembers it.
- ☐ **The bench assembled** — CPA, CDFA, business valuation, estate counsel, portfolio lender. Vetted, no referral fee taken, and I work with yours where you have them.
- ☐ **Out-of-state property coordinated** — through licensed agents in those markets, reporting back to one point of contact.

03 WHAT IS DIFFERENT FROM A STANDARD LISTING AGENT

NEUTRAL BY DESIGN One process, both spouses, same information. A REM-S certified mediation specialist, not an advocate for one side.	BUILT FOR THE FILE Valuations documented to be attached, cited and relied on — not a listing-site estimate or a verbal range.	EVERYTHING IN WRITING Both counsel copied on offers, price changes and status. Nothing is decided in a call one side did not hear.
RUNS ON YOUR CALENDAR Court dates, disclosure deadlines and tax years drive the sequence.	HOLDS UP UNDER CONFLICT Non-cooperative parties, blocked access and occupied property handled procedurally, not escalated to you.	WILL ADVISE WAITING No pressure to list. If holding or a later tax year serves the client better, that is the recommendation.

04 WHO TO SEND ME, AND HOW

- ☐ **The fit:** more than one property, or property tangled with the rest of the estate — rentals, land, business premises, trust or LLC title, out-of-state holdings, a buyout on one income.
- ☐ **Also right:** a single high-value home where discretion matters, or where the sides cannot agree on what it is worth.
- ☐ **Best timing:** before either side signs anything fixing a value or a share — a case in motion, or stalled, is welcome too.

FASTEST

Call or text me the case facts; same-day answer on timing.

CLEANEST

Intro email copying both counsel — neutral on the record from message one.

OR HAND IT TO ME

Give your client my information; I approach opposing counsel myself.



The difficult cases are my specialty. The straightforward ones are welcome too.

A confidential case conversation is free, and costs your client nothing until there is something to sell.

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CALL OR TEXT

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