

The Home Is Often the Answer ...



No One Is Looking At

The question comes quietly, usually late at night.

How are we going to pay for this?

Most families look at their savings, look at what Medicare covers, look at each other — and feel stuck. What they're not looking at is the house.

A home that sells for \$250,000 with little or no mortgage funds nearly five years of assisted living at \$4,000 a month. The equity is there. The question is how to access it — at the right pace, without leaving value on the table, and without creating a process the family can't actually get through.

LET'S BE HONEST ABOUT WHAT THE HOUSE MAY LOOK LIKE.

It's probably dated. The kitchen, the bathrooms, the deferred maintenance that was always going to get handled eventually. And it's full of a lifetime of belongings — closets, a garage, boxes with no clear owner and no easy answers.

Most families look at all of that and think:

we'll never be able to get this ready to sell.

What's Best?

Let's discuss if a cash sale is right for your family or if another path makes the more sense?

These are exactly the homes that sit longest on the traditional market. Asking an exhausted family to empty and prepare a house on top of everything else they're managing is too much. The right agent makes this easier — not harder. Not a one-size-fits-all answer. Depending on where your family is, there may be one clear path forward. Sometimes the best solution draws from more than one.

"Take what matters. Leave the rest. We'll handle it."

Direct Cash Purchase

No repairs. No commissions. No agent fees. No cleanout required. A cash offer within 24 hours. Close on your timeline. Moving assistance, sorting help, and packing support can be included.

Traditional Listing

When time allows and maximizing proceeds is the priority. Full market exposure, professionally managed, optimized for what the home is worth.

Expanded Buyer Access

Through broader marketing and creative financing options, we expand who can purchase the home — more offers, better terms, faster close. You still close clean.

Every situation is different. The goal is always the same: The RIGHT outcome for where your family actually is

MOST AGENTS PREFER THE TOOL THEY KNOW.

A listing. A lockbox. A sign in the yard.

For **MOST** transactions that's enough.

A senior transition — with an estate, multiple stakeholders, a care timeline, and real financial consequences on the other side of the closing

— **isn't most transactions.**

The home isn't just an asset. It's the thing that funds the care, settles the estate, and closes a chapter for everyone in the family. How that decision gets made — and when, and in what sequence — changes the outcome in ways that matter.



Daniel Stine built the Senior Move Roadmap — a free, 120+ page guide system used by families navigating senior transitions, and recommended by senior care professionals nationwide. He understands both sides of this moment: the care decision and the home decision. When a family is ready to deal with the house, he's the agent who already understands the situation before they have to explain it.

Three paths. Creative strategies most agents don't know exist. When timing and sequencing matter — tax year planning, estate considerations, post-close occupancy — he coordinates with your existing legal and financial advisors rather than around them.

FOR THE PROFESSIONAL WHO HANDED YOU THIS

You gave this to a family because you wanted them to have access to someone who operates at the level this situation requires.

Daniel doesn't compete with the work you do. He handles one thing — the home — and coordinates with the rest of the advisory team rather than around it. He understands care timelines. He won't step on your relationship to close a deal.

When the family thanks you for thinking of everything, that's yours.

Call or text me anytime:

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