

Real Estate Help for Divorcing Couples

Divorce your House!

Breaking up? If you are one of the one million married couples who split each year, you need more than an attorney and a Realtor to help you deal with issues such as house valuation and disposition. **Real Estate Collaborative Specialists-Divorce** Realtors are especially trained to counsel divorcing couples, *without taking sides*, in the proper valuation and disposition of the family home.

For example, most divorcing couples obtain one, or possibly two appraisals, to determine the value of their home. Unfortunately, appraisers do not typically investigate the home's physical condition when appraising the home, although they will take the home's known condition into account if they are made aware of it. For that reason, it is recommended that divorcing couples obtain appropriate professional inspections as part of the family home valuation process.

Another Issue concerns Title and financial obligations related to the family home. Transferring Title to one spouse without extinguishing the loan repayment obligations of the spouse relinquishing Title can lead to serious financial hardship down the road. During the recent real estate market downturn, spouses who acquired Title the family home and subsequently needed to refinance or sell the property and were unable to do so ended up in foreclosure. The spouse who had ceded Title then ended up with unexpected credit issues.

Realtors Claude and Rochelle Braunstein were personally trained by Kelly Lise Murray, J.D, a law professor at Vanderbilt University, in Collaborative techniques and in real estate Issues related to divorce. They have earned the coveted designation **Real Estate Collaborative Specialists-Divorce** and are ready to work with divorcing couples and their attorneys and financial advisors to establish an appropriate valuation for the family home and to mitigate potential Title and Financial issues related to the family home.

Claude and Rochelle can also help divorcing couples market their home if they decide to sell their home outright.

Claude Braunstein has been listing and selling homes in San Diego for over 30 years. He is affiliated with Coldwell Banker, the oldest and largest real estate firm in the world. Claude has been ranked in the top 1% among Coldwell Banker agents worldwide. He has also been recognized in San Diego Magazine as one of the Best Residential Real Estate Agents in San Diego County. Claude can be reached by telephone at 858-271-7770, or by e-mail at Claude@ClaudeBraunstein.Com.