

SELLING OR KEEPING IT IN A SEPARATION  
BY BRIANA BROOKINS



# The Home, Handled With Care





# A Note From Me

Few decisions are heavier than the home during a separation. It holds memory and money at the same time, and it usually has to be sorted while everything else is in motion. My role here is simple and steady. Stay neutral, move at your pace, and handle the real estate details with discretion so you can focus on what is next.

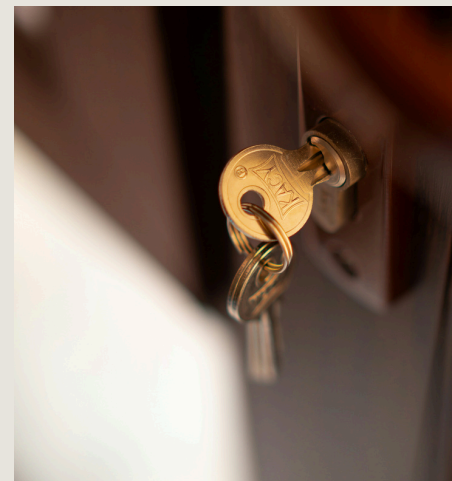
This guide lays out your options. It is not legal advice, your attorney drives those decisions, but it will help you walk in informed.

*Briana Brookins*



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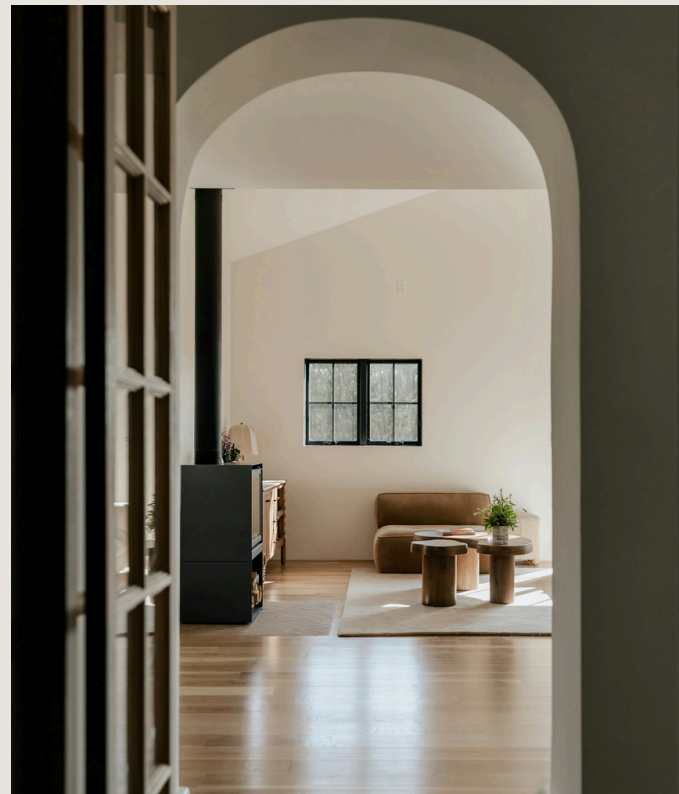
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# Your Options

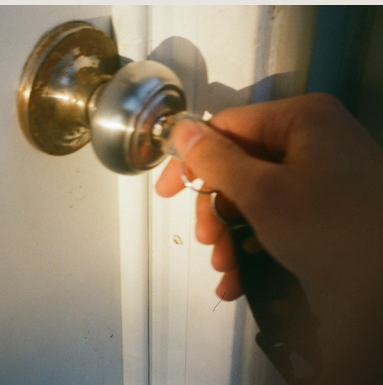
Most separations land on one of three paths for the home. One person keeps it, and buys out the other's share. You sell, and divide the proceeds. Or you hold it for a defined period, then revisit. Each has tradeoffs in cost, timing, and how cleanly it divides. Your attorney and a lender will help you weigh which is realistic for your situation.





# If One of You Keeps It

Keeping the home usually means refinancing to remove one person from the loan and compensate their share of equity. Worth understanding early. Whether the keeping party qualifies on their own. How equity will be valued and divided. And the tax and timing pieces, which belong to your attorney and a tax professional. I will give you a clear value to ground those conversations.





# If You Sell

A sale can be the cleanest line under a chapter. I make it calm and orderly. One neutral point of contact, communicating with both parties equally. A clear, defensible pricing strategy, so no one feels shortchanged. Discreet, professional marketing. And proceeds handled through your attorneys, exactly as agreed. Nothing rushed, nothing dramatic.





# Staying Neutral

I work for the outcome, not one side. That means equal communication, no taking sides, and no pressure on timeline. If you would both prefer, I am glad to coordinate primarily through your attorneys. Discretion is the default here, not an upgrade. You should feel the process is fair, because it is.





# The Order of Things

A rough sequence, so it feels less overwhelming. First, let your attorney establish the framework. Then get a clear, current value on the home. Decide keep or sell, with the numbers in front of you. If selling, I prepare and position the home. And proceeds divide through counsel, exactly as your agreement directs.





# How I Help

Quietly, neutrally, and at your pace. I will give you an honest read on value and a plan that holds up, and I will carry the real estate weight so you have one less thing to manage. Whatever is happening around it, the home part can be handled with care and without drama.





# When You're Ready

However this is unfolding, the real estate piece can be handled with care. When you are ready, or when your attorney is, I am a steady, discreet call. This guide is general information, not legal, tax, or financial advice.



REACH OUT WHENEVER  
YOU ARE READY



# A Steady Hand, When You Need One

412-995-0091 ·  
[KEEPITREALESTATEMA@GMAIL.COM](mailto:KEEPITREALESTATEMA@GMAIL.COM)

