

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Your Phone Number]
[Your Email]

[Date]

[Executor/Administrator Name]
[Estate Name]
[Address]
[City, State, Zip Code]

RE: Professional Advice Regarding Unsold Estate Property at [Property Address]

Dear [Executor Name],

I am writing to provide professional guidance regarding the residential property located at [Property Address], which currently remains unsold as part of the [Estate Name] probate process.

After reviewing the current market activity and the duration the property has been listed, I recommend the following strategic adjustments to facilitate a timely sale:

1. **Pricing Strategy:** A review of recent comparable sales suggests the current asking price may be above market expectations. I recommend a price adjustment of [Percentage/Amount] to stimulate new interest.
2. **Property Maintenance:** To increase "curb appeal," I advise performing [Specific Task, e.g., basic landscaping/minor interior repairs].
3. **Marketing Update:** We should refresh the listing with [New Professional Photography/Virtual Tour] to reach a broader demographic of buyers.
4. **Terms of Sale:** Consider offering incentives such as a credit for closing costs to make the property more competitive against new constructions or updated homes.

The goal of these recommendations is to protect the value of the estate while minimizing ongoing holding costs such as taxes, insurance, and utilities.

Please let me know if you would like to schedule a meeting to discuss these options in detail or if you require a formal updated Valuation Report for the beneficiaries.

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Professional Title]