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# **Divorcing Homeowners Playbook**

*Georgia Real Estate Decisions  
During Divorce*

# Essential Guide for a Successful Divorce Home Sale

*A Georgia Real Estate Guide for Homeowners Navigating a Property Decision*

Sale · Buyout & Refinancing · Deferred Decision | Agreed, Contested, or Court-Ordered

## WHAT'S INSIDE THIS PLAYBOOK

- Your Three Primary Paths — sell, buyout & refinancing, or defer
- Georgia property rights before and after the divorce filing date
- What a CMA is, what it is not, and how it is used in settlement
- 12 key milestones from listing agreement through post-closing
- Documentation attorneys typically request — and what to prepare
- Decision frameworks for cooperative and contested situations
- Temporary occupancy, rent-back agreements, and occupancy terms
- Your expert team — who to call for what, and when

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## IMPORTANT — READ BEFORE USING THIS GUIDE

This playbook is a real estate resource guide — not legal, financial, or tax advice. Every divorce situation is governed by the terms of a specific court order or settlement agreement. Consult your divorce attorney for property rights guidance, your CPA for tax implications, and your financial advisor for long-term financial decisions. Real estate guidance in this playbook applies to Georgia properties only.

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How to Use This Playbook: Navigate by your situation. Cooperative sale? Start with the Quick Path Selector (Section 9) and Section 2 (Three Paths). Contested or court-ordered? Start with Section 3 (Decision Framework) and Section 6 (Documentation). The Expert Team page tells you who to bring in at each stage. For operational guidance on working with your agent, see Section 9.

Nothing in this playbook is legal advice. Use it to prepare informed questions for your attorney, accountant, and financial advisor.