



Transition Resource Guide

Estate Transitions: A Thoughtful Guide for Families in Transition

Helping You Know Where to Start,
Who to Call, and How to Move Forward

Brought to you by
Kept House Estate Sales
Company



A Note from Kept House

Estate transitions can feel overwhelming—especially when you're grieving, downsizing, or coordinating from afar. This guide is here to help.

Inside, you'll find practical steps, professional guidance, and compassionate insight to move through this process with more ease and confidence.

We hope this guide offers you not just direction—but peace.

Best Regards,

Greg Pipkins

Co-Founder & CEO
Kept House

**KEPT
HOUSE**
ESTATE SALES

Who's Involved

Your Trusted Web of Support



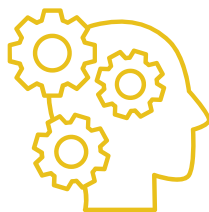
Kept House works across the entire web serving as a hub that coordinates or supports these services thoughtfully and efficiently.

The 6-Part Estate Transition Roadmap

What to expect looking ahead.

- **LIFE MOMENT** - due to downsizing, death in the family, or other reasons, the time has come to move on from the property.
- **CONSIDERATIONS** - what to keep, sell, donate or throw away.
- **LIQUIDATION** - efficiently sell what can be sold to help cover costs.
- **DONATION** - make tax-deductible contributions if possible.
- **HOME CLEAROUT** - Completely clear the home using a hauling service.
- **CONSOLIDATION** - receive proceeds from estate transition process; sell home.

What to Consider When Choosing an Estate Transition Partner



Is everything handled from start to finish?

Yes. Look for a provider who offers full-service support—including liquidation, donation coordination, and total home clear-out. A true turnkey solution should leave the home empty, clean, and ready for its next chapter—with no loose ends for you to manage.



Can I make donations and reduce my clear-out costs?

You can. We believe in partnerships with nonprofits that matter. Aligning with mission-driven organizations not only supports your community—it can also reduce clear-out expenses and provide tax advantages.



Will I receive documentation for what was sold or donated?

Transparency matters. Choose a partner who can offer itemized records for both sales and charitable contributions. This helps with financial tracking, personal peace of mind, or estate reporting requirements.



Will I feel safe and respected in the process?

Always. Compassion, experience, and insurance coverage are non-negotiables. Ensure your provider brings professionalism—and humanity—to every step of the journey.

Staying on Track During Your Estate Transition

Every step forward matters.

Estate transitions can feel overwhelming, and every situation is different. Whether you're managing a loved one's estate, preparing to downsize, or simply organizing years of memories, this is a unique and personal journey.

That's why tracking your progress is so important. It keeps you motivated, focused, and ensures that your efforts are aligned with your ultimate goals—whether that's an empty home, a successful sale, or simply peace of mind.

And remember—you're not alone. If you ever need help, insight, or an extra set of hands, we're just a call away.

Progress, not perfection,
is what moves you forward.





Your Next Step: Let Go With Care Keep What Matters

Use this page to gently begin organizing your space. You don't need to make every decision today—just start with the room or items that feel easiest. This tool is here to help you move forward one thoughtful step at a time.

| Room | Personal | Sell | Donate |
|----------|----------|------|--------|
| Bedroom | | | |
| Living | | | |
| Garage | | | |
| Kitchen | | | |
| Basement | | | |

**This is your plan, your pace.
Print more pages if you need extra
space, or tailor it to fit your home.**

Pro Tip:
Try Color Coding!

-  KEEP
-  SELL
-  DONATE
-  DISCARD

Use sticky notes, dots, or masking tape so you can see at a glance what's going where.

This makes the sorting process easier - and even a little more satisfying!

Managing Stress Tools to Stay Grounded

Estate transitions can be an emotional journey, often leading to feelings of stress, sadness, or even anxiety. You are not alone. Remember to be gentle with yourself and lean on your support network when needed.

Some tips to help along the way:



Take a Break

Give yourself permission to pause. One box or drawer at a time is enough.



Slow Down

If you start to feel overwhelmed, **try** breathwork: take a deep breath in (4 counts), hold (4 counts), exhale slowly (6 counts), repeat 3x.



Find Community

Reach out to caregivers, adult children friends, or professionals. Support is crucial to both your emotional and physical well-being.

“Start where you are. Use what you have.
Do what you can.” — Arthur Ashe

Trusted Support

Every estate journey is different—and so is the support you may need. Use this page to gather the names and numbers of the professionals, helpers, and trusted contacts that will guide you along the way.

| Service | Company | Contact | Phone |
|----------------------------------|------------|--------------|------------------|
| Resource Advisor | | | |
| Estate Planner | | | |
| Realtor | | | |
| Liquidation, Donation & Clearout | Kept House | Greg Pipkins | (513) 609 - 4731 |

Whether it's a realtor, attorney, organizer, or simply a supportive friend, this is your space to build the team around you.

**You don't have to navigate this alone—
let us be your connector.**

Whether it's a specialized service, a community group, or just the right listening ear, we're here to point you in the right direction.

Common Mistakes to Avoid

Transitions are already full of emotion - these gentle reminders can help make the process smoother and more empowering.



Waiting too long to begin


The process always takes more time than expected. Start small, and start early.

Pro Tip: Progress over perfection. A thoughtful plan prevents rushed choices.



Trying to do everything alone

You don't have to. Family, friends, and professionals can make the process lighter and more manageable.




Underestimating emotional fatigue

Sorting through a lifetime of belongings can be emotionally draining. Build in rest, and give yourself grace.



Letting guilt drive decisions

Choose with your heart, not your guilt. Keep what holds meaning. Release what's just taking up space.



Overlooking the attic or basement

These areas often hold the most and take the longest. Build in time for them and work with patience.



Skipping donation receipts

Clear records matter. They support your tax planning, estate reporting, and peace of mind.




Not communicating with stakeholders early

Loop in realtors, attorneys, or family members at the beginning—not the end. It prevents confusion, delays, and stress.


From Our Families to Yours:

Real words from people who've taken the transition journey.




"Kept House is a company that is compassionate, understanding, and thorough. They use all of their resources to find the right buyers, and clear the residence. I recommend them highly.."

— Paula B., S. of the Lake, OH




"Very professional. They took care of emptying our parents' house and selling everything they could. It took a heavy burden off of my brother and I. They were great about keeping us apprised of the sale progress, too."

— Cindy B., West Chester, OH



"Cleaning out our grandmothers home was nothing short of the biggest project of our lives. I will recommend this company to anyone who needs their services and I will always speak so so highly of them. Thank you from the bottom of our hearts."

— Rachael B., E. Walnut Hills, OH



"VERY HAPPY WITH THEIR WORK. FROM START TO FINISH, THEY WERE FRIENDLY, KNOWLEDGEABLE, EXPERIENCED, AND ACCOMMODATING FOR EVERYTHING THAT CAME UP. THEY DID EVERYTHING NEEDED AND ALSO DID A GREAT JOB WORKING WITH THE REALTOR. I WOULD NOT HESITATE TO USE THEM AGAIN."

— TOM W., FLORENCE, KY


You're not alone. You're not behind. And it's okay to ask for help.

Here for You. Always.

Estate transitions can be deeply personal, often filled with emotion, uncertainty, and change. Every journey is different—and you don't have to walk it alone.

You have support. You have guidance.
And when you're ready, you have us.
Use the tools in this guide as a starting point.
And when it feels like too much—or you simply need a hand—we're only a phone call away.

More Information

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 www.keptestate.com

