

WHAT IS A C.P.R.E.S.?

First off, let me say that it is a privilege and an honor to be a part of this process with you. I understand, first hand, that losing a family member or close friend is difficult enough, yet as Executors/Administrators we are obligated to navigate the legal web of the probate process. For most, this can be a very daunting, emotionally-challenging, and frustrating process. With the assistance of a Probate Attorney and me, your CPRES, we will attempt to make this process as smooth as possible while successfully distributing the estate you are responsible for. I thank you for putting your TRUST in me.

- CPRES stands for Certified Probate Real Estate Specialist
- To become a CPRES we must prepare for and pass an extensive exam administered by US Probate Services
- As a CPRES, we understand the needs of the estate and we are able to represent you at the courthouse (if needed)
- Unlike a standard Realtor, our CPRES designation means that we understand the legal language of the Probate process and we have the resources and knowledge required to settle your real estate within US Probate guidelines.

**SETTLING AN ESTATE DOES NOT
HAVE TO BE COMPLICATED; USE A
C.P.R.E.S. AND YOU'LL SEE HOW
THAT'S POSSIBLE.**

FOR MORE INFORMATION PLEASE CALL ME NOW AT...

Call: 916-600-2340

Text: 916-600-2340

Email: Capitalcity20@gmail.com

Address:

1104 Corporate Way, Sacramento,
CA 95831

On the Web:

<https://capitalcity.helpusell.com/>



SPECIALIZING IN PROBATE, CONSERVATORSHIP, TRUST AND GUARDIANSHIP SALES

Zafar Haider

*Certified Probate Real Estate
Specialist*



**THIS IS WHAT MY CLIENTS
ARE SAYING:**

The review BELOW is from the daughter of a deceased elderly woman. They were prepared for escaping the probate process, until realizing at the time of the husband's death that the property had not been put back in the trust after the refinance they completed in 2009. This same scenario happens all too often without homeowners realizing it has happened until it's too late.

"When my mother passed I wasn't sure how to handle our home. Zafar was very understanding of my emotions during the process and connected me with everyone I needed, including my Attorney. He has contacts for EVERYTHING you can imagine! In addition, he sold our home in less than 2 weeks by knocking on doors in the neighborhood prior to his first open house. I hope to not have to go through this process again, but I will definitely recommend him to anyone I know who is going through it or preparing to do so. You can really tell that he is focused on HELPING us, not just making a quick buck. Love him"

-Valarie Thompson, Sacramento

LET ME HELP YOU WITH:

- Obtaining valuations of treasured personal property from personal property Appraisers (ie. Antiques, family heirlooms etc)
- Preparing and holding estate sales to remove all personal property
- Understanding the probate process and your duties regarding the sale of the real estate as Executor/Administrator
- Professionally marketing and selling the estate (from professional photography to holding Open Houses- whatever is needed!)
- Coordinating with local licensed contractors/handyman for needed repairs prior to sale OR
- Selling the property in its current AS-IS condition, without the hassle of repairs or financing challenges and lengthy escrows
- Meeting contractors/inspectors at the property on your behalf (if you are out of state/out of area or unable to be present)...AND MUCH MORE.

By using my office you don't have to pay 5% to 7% commissions to Realtors. I will charge you a LOW SET FEE and provide FULL SERVICE which will SAVE YOU THOUSANDS of \$\$\$\$...



MY MISSION AS YOUR C.P.R.E.S.

To HELP you prepare the estate for sale by providing you with all necessary contacts, including Inspectors, Contractors, and Real Property Appraisers. Then professionally market, price and sell the estate for the highest and best price.



Zafar Haider, C.P.R.E.S

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***With you EVERY step of
the way....***