



**GEORGIA HEIRS PROPERTY  
LAW CENTER**

Georgia Heirs Property Law Center is a not-for-profit law firm that helps heirs property owners, nonprofits, and municipalities remediate fractured title, increase equity and transfer wealth to the next generation through title clearing, wills creation, estate planning and facilitating access to government, private sector, and nonprofit land management/home improvement programs.

## Building Generational Wealth and Strengthening Communities by Securing and Preserving Property Rights.

### WHAT WE DO



#### LEGAL SUPPORT

Georgia Heirs Property Law Center provides legal support for families, individuals, nonprofits and municipalities. Legal services for heirs property include title audits, title clearing and remediation of fractured titles.



#### LAND LOSS PREVENTION

In an effort to slow down land loss and secure property assets, Georgia Heirs Property Law Center offers legal and mediation counsel, develops estate plans, prepares last wills and testaments, and engages in financial planning.



#### ASSET EDUCATION

Georgia Heirs Property Law Center provides financial training and asset education on home and land ownership as a means to grow assets for the next generation. The Center also engages nonprofit and governmental partners to help clients develop land/timber management plans, create conservation easements, qualify for USDA Farm and Home programs, leverage home rehab and restoration programs, and develop working relationships with each of our partners.

### WHO WE ARE



6 attorneys, 1 social worker, 2 community advocates, a network of pro bono volunteers and grassroots organizational partners



Statewide work with geographic outreach in Atlanta and Southwest Georgia



Serve low and moderate income families with properties in 31 Georgia counties with a collective value of more than \$4.87 million



Offices in Atlanta, Athens, Fitzgerald and Macon

## Heirs Property is the untold story behind blight and generational poverty in Georgia.

Heirs property refers to a home or land that passes from generation to generation without a legally designated owner resulting in ownership divided among all living descendants in a family. This unstable form of ownership limits a family's ability to build generational wealth and hampers the efforts of nonprofits and cities to revitalize neighborhoods.

### CONTACT US

 [www.gaheirsproperty.org](http://www.gaheirsproperty.org)

 [info@gaheirsproperty.org](mailto:info@gaheirsproperty.org)

 706-424-7557



Georgia Heirs Property Law Center is a not-for-profit law firm that helps heirs property owners, nonprofits, and municipalities remediate fractured title, increase equity and transfer wealth to the next generation through title clearing, wills creation, estate planning and facilitating access to government, private sector, and nonprofit land management/home improvement programs.

## APPLYING FOR LEGAL ASSISTANCE WITH HEIRS PROPERTY ISSUES

### Who Does the Center Serve?

The Center works throughout Georgia but, due to limited resources, cannot accept every case. The Center gives priority to potential clients with properties located in Atlanta and Southwest Georgia. The Center's services are either free or discounted depending on a client's qualifications.

### How Do I Apply for Assistance?

To apply for assistance, contact the Center at (706) 424-7557, Ext. 1 for a free initial telephone interview. To fully evaluate your case for representation and best serve you, please plan to provide the following documents:

- A rough draft family tree, beginning with the person on the last deed for the property, and showing the names of all heirs and their spouses (if presently known), how they are related, and whether they are living or deceased;
- Copies of any deeds for the property;
- Copies of wills or probate documents for the original owner and deceased heirs;
- Copies of written agreements among family members or with third parties regarding the property;
- Copies of any legal notices relating to the property, such as tax sale, foreclosure, pending or threatened lawsuits, and code violation notices;
- Copies of recent tax bills and other tax records for the property;
- Copies of other documents relating to the property or your heirs property issue; and
- A completed income worksheet for your household.

Upon receiving all requested information and documents, the Center will review your matter and make an initial determination regarding whether to move forward with you as a "Pending Applicant" and what legal fees, if any, you would be required to pay if your case is formally accepted. Pending Applicants are required to complete a family tree and detailed information worksheets within 60 days. Once the Center receives your completed family tree and information sheets, we will make a final determination regarding your case.

**Please bear in mind throughout the process that the Center has not yet agreed to represent you and has not established an attorney-client relationship with you.** You will only become a client if the Center formally accepts your matter and you sign an engagement agreement.

GEORGIA HEIRS PROPERTY LAW CENTER

706-424-7557 • [INFO@GAHEIRSPROPERTY.ORG](mailto:INFO@GAHEIRSPROPERTY.ORG) • [WWW.GAHEIRSPROPERTY.ORG](http://WWW.GAHEIRSPROPERTY.ORG)