



“WHERE THE CUSTOMER IS OUR FIRST PRIORITY”

Key Benefits of Holding Property in a Living Trust

What are the major benefits? There are so many living trust benefits it is hard to list them briefly. *They include:*

1. Avoidance of probate costs and delays. When the Trustor dies, the assets are transferred by the alternate Trustee and with minimal expense to the specified beneficiaries.

2. Avoid possible conservatorship. A little-known major living trust benefit occurs if the Trustor becomes incompetent. Then the alternate Trustee takes over management of the trust assets without court costs and delays of appointing a conservator.

3. The living trust terms can be changed or revoked at any time until the Trustor dies (then the trust obviously becomes irrevocable). This feature prevents a surviving spouse from disinheriting a beneficiary named in the living trust, such as a child from the deceased spouse's first marriage.

4. Transferring assets into a living trust does not affect real estate taxes even in states where title transfers trigger reassessments, such as California.

- All information deemed reliable but not guaranteed. For questions or financial, tax or estate planning, we suggest you contact an attorney or certified public accountant.