



# Vacant/Abandoned Homes Guide: 6 Ways to Navigate Vacant/Abandoned Homes

LEAVING A HOME VACANT CAN LEAD TO FINANCIAL LOSSES, LEGAL TROUBLES, AND SECURITY RISKS. WHETHER YOU CHOOSE TO SECURE, SELL, OR REPURPOSE IT, TAKING PROACTIVE STEPS CAN HELP YOU TURN A LIABILITY INTO AN ASSET.

VACANT HOMES CAN QUICKLY BECOME A FINANCIAL BURDEN, ATTRACTING VANDALS, SQUATTERS, AND CITY FINES. WHETHER YOU WANT TO SELL, RENT, OR REPURPOSE THE PROPERTY, TAKING ACTION EARLY CAN HELP YOU AVOID COSTLY LEGAL AND MAINTENANCE ISSUES. HERE ARE SIX SMART WAYS TO HANDLE AN ABANDONED HOME:

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# 6 Ways to Navigate

1

**Secure & Maintain:** Even if a home is vacant, it must be properly maintained to prevent city violations, fines, and property deterioration. Boarding up windows, installing security cameras, and keeping the lawn maintained can help deter trespassers.

**Best for:** Homeowners who want to retain the property but need time to decide on its future.

**Considerations:** Ongoing costs for upkeep, security, and potential liability if someone gets injured on the property.

2

**Sell for Cash:** If maintaining the property isn't feasible, selling to a cash buyer is the fastest way to offload it. Investors specialize in purchasing vacant homes "as-is," meaning you can sell without making repairs or dealing with traditional buyer contingencies.

**Best for:** Homeowners who want a quick and hassle-free sale.

**Considerations:** Cash offers may be below market value, but they provide immediate relief from property-related expenses.

3

**Owner Financing:** Instead of selling for a lump sum, owner financing allows you to sell to a buyer who makes monthly payments over time. This can generate passive income while ensuring the property remains in use.

**Best for:** Homeowners who want steady income and are comfortable with delayed full payment.

**Considerations:** Payments depend on the buyer's reliability, and legal agreements must be structured carefully to protect the seller's interests.

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4

**A lease option** allows you to rent the property to a tenant who plans to buy it later. The tenant maintains the home while paying rent, and part of their payments can go toward the purchase price.

**Best for:** Homeowners who want rental income but also plan to sell in the near future.

**Considerations:** The tenant must be financially qualified, and there's no guarantee they will complete the purchase.

5

**Joint Venture with an Investor:** Instead of selling outright, partnering with an investor to renovate and resell the property can increase its value and maximize profits. The investor funds the renovation, and both parties share the profits upon resale.

**Best for:** Homeowners who want to maximize property value but lack the funds for repairs.

**Considerations:** Profit-sharing terms must be negotiated, and success depends on market conditions.

6

**Convert to Short-Term Rental:** If the property is in a desirable location, converting it into an Airbnb or vacation rental can generate significant income. Short-term rentals often bring higher returns than traditional leasing, making them a profitable alternative.

**Best for:** Homeowners in high-demand areas who want passive income without selling.

**Considerations:** Requires property management, ongoing maintenance, and compliance with local rental laws.



# *6 Ways to Navigate Vacant/Abandoned Homes*

**Take Action Today!**

The sooner you take action, the more options you have. If you're unsure which solution is best for you, let's talk! We help homeowners navigate Vacant & Abandoned Homes and find the best path forward.

Call/Text: 661-936-4406

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Website: [werescuehomes.com](http://werescuehomes.com)

**You have options—don't wait until it's too late.  
Reach out today!**