



Right of Occupancy CHECKLIST

Giving a loved one the right to occupy a piece of real estate after you have passed away is a great way to provide for them without giving them complete ownership of the property. Below is a checklist that covers some important questions you need to answer about what your beneficiary can do and what your beneficiary will be responsible for.

- Yes** **No** Does your beneficiary have the right to occupy or use the property for their lifetime?
- Yes** **No** If the property is a residence, does your beneficiary have to reside there full-time?
- Yes** **No** Can your beneficiary allow a spouse, friend, or companion to use the property as well?
- Yes** **No** Do you want your beneficiary to have use of the tangible personal property?
(e.g., furniture, appliances, knickknacks) located on the property
- Yes** **No** Do you want to set aside money to cover property expenses?
(i.e., state and local taxes or assessments, property insurance, mortgage payments, etc.)
- Yes** **No** Do you want to set aside money to cover common household expenses?
(i.e., utilities, internet, water, garbage collection, etc.)
- Yes** **No** Can your beneficiary rent or lease the property to a tenant?
 - Yes** **No** Can your beneficiary keep the money that is paid by a tenant?
- Yes** **No** Will your beneficiary be in charge of fixing or paying for minor repairs to the property?
- Yes** **No** Will your beneficiary be in charge of making large repairs or renovations to the property?
(e.g., roof repair or replacement)
- Yes** **No** Will your trustee be required to periodically inspect the property to verify its condition?