

## Notice to Guardians of Minors Who Own Real Estate

The Clerk of the Circuit Court of Fairfax County, Virginia has appointed you as Guardian of the estate of a minor. If the minor owns real estate and you seek to sell any interest in that real estate, you must first meet the conditions set forth below.

Pursuant to the provisions of § 64.2-1805 of the Code of Virginia, prior to the conveyance of any interest in real estate that the minor owns, you must

- a. Provide to the Commissioner of Accounts (i) a statement concerning the necessity of the proposed sale stating how the sale is in the best interest of the minor; (ii) an appraisal of the real estate, (iii) the most current real estate tax assessment of the property, and (iv) a copy of the fully executed contract of sale, which must be subject to the approval of the Court or the Commissioner.
- b. Consult with the Commissioner of Accounts concerning the propriety of the proposed sale.
- c. Give notice of the proposed sale to such interested parties as the Commissioner may require.

Upon compliance with such conditions, the Commissioner shall issue a report approving or denying the sale. The Commissioner will condition any approval of the sale upon the requirement that you cause your surety bond to be increased by the amount of money to be received as a result of the sale.

Anne M. Heishman  
Commissioner of Accounts  
19<sup>th</sup> Judicial Circuit