Preparing a Well-Loved Home for Its Next Chapter

How to Decide What to Fix, What to Skip, and When to Sell As-Is



Becky Fields



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Introduction

Selling your home can feel overwhelming, especially after decades of memories. This house isn't just property; it's where you raised children and celebrated life. Many seniors own homes built in the 1960s, '70's, or '80s that served them well. While you maintained repairs and kept a functioning home, updating that "lime green carpet" or "gold Formica" was put off until "some time in the future."

Now, life has changed. Downsizing or moving closer to family makes sense, and your home is now a burden. You now face some decisions:

- *Do I list this house on the MLS, or sell it as-is to an investor?*
- *What would I need to do to list it?*
- *What are the pros and cons of each option?*

Beyond the sale of the house lies a daunting question—one that causes even the most independent seniors to pause:

What do I do with a lifetime of belongings?

Sorting decades of "stuff" is a monumental task. Every drawer holds a precious memory, and the weight of letting go weighs heavier with each item.

I understand all this because I've walked down this road *and survived!* I've helped families make this transition and recently downsized our own home with my husband after forty-five years of marriage and filling every square foot of storage space in our home with a lifetime of memories. Not only of us, but of our seven kids! My home was deeply tied to my heart.

That's why I wrote *Guiding Them Home*— to help seniors and their families navigate both the practical and emotional realities of selling the family home.



The condition of your home is one of the biggest factors in deciding what method you should use to sell. If it's in good shape, listing with a licensed Realtor may be the right choice. But if it's outdated, cluttered, or in disrepair—and fixing it feels exhausting—selling to an investor may make more sense.

Time also matters. Traditional listings can take months to sell, or the better part of a year. If you need a faster, simpler path and want to avoid repairs, an investor can buy your house quickly—usually at a lower price. Sometimes this makes sense. The key is understanding your options clearly, without pressure (or false promises!)

This booklet is designed to help you do exactly that. We'll look at your main choices. I like to think of them as:

- ***Good Enough*** – *Bare minimum repairs*
- ***Better*** – *Moderate* improvements
- **Best** – A *full update* or remodel

Many homeowners spend far more time and money going down one of these paths without thinking things through. **LET'S FIX THAT!**

When you seek help in making real estate decisions, you can easily fall prey to the wrong people because you either suffer for a lack of knowledge or you get bad advice. That's why I wrote this book!

If you worry about taking advice from the wrong people (or from no one at all!) or spending nights, weekends, and savings on repairs that don't meaningfully increase your home's value, **READ ON!**

You have four primary ways to sell your home:

1. **Listing with a Realtor**, as-is
2. **Selling For Sale by Owner**, as-is
3. **Remodeling and listing** with a Realtor
4. **Selling directly** to an investor

My goal is not to push you into one choice—but to help you make the *right* one for **your life, your timeline, and your peace of mind**.

Let's get you on the right path… **FOR YOU!**



GOOD:
The Bare-Minimum Approach

This option is for homeowners who want to do *just enough* to get the house on the market—without pouring time, money, or energy into updates that may never pay off.

At this stage of life, many seniors simply don't want another big project. You may be physically tired, emotionally ready to move on, or working within a tight timeline. The goal here is not perfection—**it's presentability and keeping your sanity!**

What to Do:

- **Deep clean the interior** Focus on removing surface dirt, odors, and clutter. Clean floors, countertops, bathrooms, and windows. A clean home feels cared for—even if it's outdated.
- **Make repairs related to safety** Fix obvious hazards such as loose railings, broken steps, exposed wiring, leaking plumbing, or non-working lights. These aren't cosmetic fixes—they're about reducing red flags.
- **Tidy the exterior** Mow the lawn, trim overgrown bushes, remove debris, and sweep walkways. First impressions still matter, even for a fixer-upper.
- **List with a Realtor using clear language,** like terms such as *"as-is," "fixer-upper,"* or *"handyman special."* This sets honest expectations and attracts buyers looking for a project.

Pros of the Bare-Min Approach

- **Minimal out-of-pocket expense** You avoid costly renovations and large upfront investments.
- **Faster time to market** Once the house is cleaned and safe, it can be listed quickly.
- **Less disruption to your life** No contractors coming and going. No months of living in a construction zone.



Cons to Be Aware of

- **Most interest will come from investors** Buyers looking for move-in -ready homes will pass. Investors are often the primary audience.
- **Offers are typically lower** Buyers factor repairs, risk, and holding costs into their offers.
- **The house may sit on the market** Unless priced aggressively, as-is homes can take time to sell.

Financing can be difficult for buyers If the house needs significant repairs, many mortgage companies will not approve loans—further shrinking the buyer pool.

A Gentle Reality Check

If your home needs substantial work, and you're listing it *as-is*, you may find yourself frustrated by repeated low offers, long wait times, and ongoing carrying costs—taxes, insurance, utilities, and upkeep—while you wait for the "right" buyer.

If that sounds exhausting, there is another option.

In many cases, homeowners in this situation are better served by selling **directly to an investor**. You can avoid Realtor commissions, reduce closing costs, and eliminate the uncertainty of showings, inspections, and financing issues. Most importantly, you can move forward on *your* timeline.

Sometimes the greatest value isn't squeezing out every last dollar—it's choosing **simplicity, certainty, and peace of mind**.





BETTER:
Make the House Look Cared For—Without a Full Remodel

This option is for homeowners who are willing to do **more than the bare minimum**, but who don't want to take on a full renovation. The goal here is simple: help the house show better, feel safer, and appear well maintained—without sinking money into major upgrades that may not return their cost.

Think of this approach as *polishing what you already have*, not reinventing the house.

Exterior: First Impressions Matter

- **Mow the lawn, trim bushes, and remove weeds** A tidy yard signals that the home has been cared for, even if it's older.
- **Power wash siding, walkways, and driveways** This is one of the most cost-effective ways to make the home look fresher almost overnight.
- **Make house numbers clearly visible** It's a small detail, but it matters for showings—and safety.

Interior: Clean and Presentable

- **Deep clean the entire interior** Focus on kitchens, bathrooms, floors, and high-touch areas.
- **Clean windows inside and out** Natural light makes rooms feel larger and more inviting.
- **Clean baseboards, vents, and ceiling fans** These details quietly signal care and attention.
- **Touch up interior paint where needed** You don't need to repaint everything—just address scuffs, stains, and obvious wear.





Interior: Safe, and Functional

- **Repair holes or cracks in walls** These small repairs go a long way toward making the home feel solid and maintained.
- **Replace burnt-out lightbulbs** Use consistent, warm lighting throughout the house.
- **Fix dripping faucets and running toilets** These are small issues that raise big concerns for buyers.
- **Tighten loose handles, doors, and railings** Anything that rattles or moves suggests deferred maintenance.
- **Fix squeaky doors and sticky windows** Buyers notice these things more than you think.

Kitchen: Clean and Decluttered

- **Clean inside and polish appliances**
  Even older appliances can look good when they're clean.
- **Declutter countertops**
  Less is more. Clear surfaces help buyers focus on the space.
- **Eliminate odors**
  Pet smells, cooking odors, or smoke can quickly turn buyers away.
- **Shampoo carpets or professionally clean floors**
  Clean floors make the entire home feel cleaner.
- **Replace or tighten cabinet hardware**
  This is an inexpensive upgrade that improves the look instantly.

Bathrooms: Fresh and Functional

- **Clean mirrors and glass thoroughly** Bathrooms should feel bright and sanitary.
- **Re-caulk tubs and showers** Fresh caulk makes a bathroom feel maintained—even if it's dated.

Major Systems: Show That the Basics Work

- **Replace HVAC filters** This signals routine maintenance.
- **Have the HVAC system checked** You don't need a brand-new system—just proof it's functioning properly.
- **Check the water heater** Make sure it's operational and not visibly leaking or corroded.
- **Address visible roof issues** Missing shingles or obvious damage can stop a deal before it starts.

What This Approach Does Well

This “Better” approach often attracts **more buyers than an as-is listing** and can result in **stronger offers**—without the time, stress, or expense of a full remodel. It helps buyers feel confident that the home is livable and cared for, even if it isn’t modern.

A Word of Caution

Here’s where many homeowners get stuck:
They start with “Better” and slowly drift into “Best”—spending money on updates that *feel* necessary but don’t always add value.

If the cost, coordination, or physical effort of this list feels overwhelming, it may be time to pause and reassess. Sometimes the smartest decision is not doing more—but choosing a **simpler path forward**.

That’s often when selling directly to an investor makes sense.





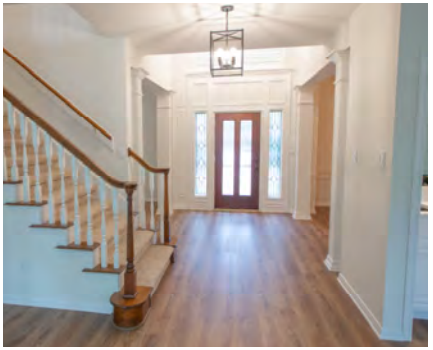




Transforming a Well-Loved Home













BEST:
Full Remodel to Maximize Value

This option is for homeowners who want to achieve the **highest possible sale price** and are willing—and able—to take on a major renovation. It's not a light refresh. It's a full commitment of time, money, energy, and management.

A full remodel can absolutely pay off in certain situations. But it's important to go into this option with clear eyes and realistic expectations.

Major Systems: Start With the Big, Expensive Items

Before touching cosmetics, the major systems must be addressed. Buyers—and inspectors—will look here first.

- **Replace the roof if it is over 20 years old** An aging roof can stop a deal before it starts.
- **Replace the water heater if it is over 10 years old** This is a common inspection issue and an easy red flag for buyers.
- **Replace the HVAC system if it is 12–13 years old or older** Buyers expect a system with life left in it.

Exterior: Curb Appeal and Structural Integrity

- **Paint the entire exterior and replace any rotting wood** Peeling paint or wood rot signals neglect, even if the home is structurally sound.
- **Update landscaping** Fresh plantings, mulch, and clean lines make the home feel "move-in ready."
- **Power wash all concrete surfaces** In some cases, cracked driveways or walkways may need repair or replacement.
- **Check the foundation early** This is critical. Never invest in major interior updates until foundation issues are fully evaluated and repaired if needed. If a warranty exists, make sure it's transferable.

Electrical: Safety and Code Concerns

- **Inspect all wiring** Many older homes contain aluminum wiring, which often must be addressed before sale.
- **Replace all electrical outlets and switches** This improves safety and gives the home a modern feel.

Plumbing: Prevent Costly Surprises

- **Check for leaks throughout the house** Even small leaks can lead to major damage over time.
- **Evaluate piping** Some older homes require partial or full pipe replacement to meet buyer and lender expectations.

Interior: Making the Home Feel New Again

- **Repair:** all holes, cracks, and damaged drywall
- **Mold Issues:** Address any mold issues professionally
- **Paint:** All interior walls, trim, and molding
- **Replace:** Outdated or worn ceiling fans

Kitchen: Often the Most Expensive Room

- **Cabinets:** Replace or repaint cabinets
- **Appliances:** Install new appliances
- **Plumbing:** Replace sink and faucet
- **Flooring:** Install new according to neighborhood standards

Bathrooms: Where Buyers Look Closely

- **Toilets:** Install new
- **Cabinets and Vanities:** Install new per neighborhood standards
- **Sinks and Fixtures:** Install new sinks and fixtures
- **Showers and Tubs:** Retile showers and/or tubs to standards
- **Out of Date Tubs:** Replace

Flooring Throughout the Home

New flooring is typically expected after a full remodel. Depending on the neighborhood and price point, this may include:

- Tile
- Wood
- Laminate
- Carpet
- Luxury Vinyl
- Porcelain tile
- Bamboo



Full Remodel—Pros:

- **Potential** for the highest sale price
- **Broader** buyer pool providing more offers
- **Stronger appeal** to traditional mortgage buyers

Full Remodel—Cons:

- **Schedule:** Extremely time-consuming
- **Personal Toll:** Physically and emotionally demanding
- **Managing contractors** who may not show up or stay on schedule
- **High upfront costs** (interim financing more expensive**)**
- **Renovations can take months** and you can incur holding costs
- **The home may still sit on the market** while holding costs add up
- **Realtor commissions** and closing costs apply but on a larger price
- **Inspections** often uncover additional repairs late in the process

A Candid Word (From Experience)

Many homeowners start a full remodel believing it will be straightforward—only to find themselves overwhelmed, over-budget, and exhausted. For seniors especially, the physical demands and stress of managing a large renovation can outweigh the financial benefits.

If you have the time, resources, and stamina, this path can work. But if the thought of coordinating contractors, making quick, consequential decisions, and living with months of disruption feels heavy—there is no shame in choosing a simpler, safer alternative.

Sometimes the **best decision isn't the one that brings the highest price—but the one that brings the most peace**.

That's when selling directly to an investor becomes not a compromise, but a wise choice.







Selling Directly to an Investor

For many homeowners—especially seniors—selling directly to an investor is the simplest and least stressful option. This approach removes the pressure of repairs, showings, inspections, and long waiting periods. Instead of preparing the house for the market, you sell it **exactly as it sits**, on a timeline that works for you.

When you sell to an investor like me, the house doesn't need to be updated, cleaned out, staged, or repaired. You don't need to worry about outdated kitchens, worn flooring, old systems, or clutter. **Those concerns become *my responsibility*, not yours.**

A Direct Sale often chosen by homeowners who are:

- Tired of managing repairs and upkeep
- Facing health changes or mobility issues
- Helping an aging spouse or family member
- Downsizing and overwhelmed by possessions
- Needing a faster, more certain sale

How Selling to an Investor Works

- I evaluate the home in its current condition
- I make a straightforward cash offer
- You choose the closing date—fast or flexible
- **No Realtor commissions, no repairs, no repeated inspections**
- You avoid months of uncertainty



The Pros of Selling to an Investor

- No repairs or remodeling required
- No cleaning, staging, or showings
- No Realtor fees or listing costs
- No waiting on buyer financing
- Flexible closing timeline
- **Less stress and fewer decisions**
- This option allows you to focus on *what comes next*, not on managing a house you're ready to leave behind.

The Cons to Be Honest About

- The offer is typically lower than retail market value
- You trade top dollar for speed, certainty, and simplicity

That tradeoff in selling a house to an investor like me is not a loss—it's a choice—for convenience, for time, for peace of mind, and for simplicity. If that's the case for you, contact me for a free consultation. I'll go over options you may not have considered. ***And I won't pressure you to make any decisions that aren't in your best interest!***

A Final Word From Becky

There is no single "best" way to sell a house—
only the way that best fits your life right now.

If you have the time, energy, and desire to renovate, listing your home may make sense. But if the thought of months of repairs, decisions, inspections, and waiting feels heavy, it may be time to choose a different path.

Your home has already done its job. It sheltered your family. It carried your memories. It doesn't need to be perfect to be worthy of respect.

When you're ready, I'm here to help you select options that fit you and your family. Options that values your time, your story, and give you the peace of mind you and your family deserve.

Remember your four primary ways to sell your home:

1. **Listing with a Realtor**, as-is
2. **Selling For Sale by Owner**, as-is
3. **Remodeling and listing** with a Realtor
4. **Selling directly** to an investor

Whichever you choose, I hope this booklet has helped you move forward with confidence. And if you'd like to talk—no pressure, no obligation—I'd be honored to help.

Becky

Book a Call!





Comparing Your Options: Which Path Fits Your Situation?

Option	Work Required	Time to Sell	Upfront Cost	Stress Level	Who Buys	Best For
GOOD As-Is / Bare Minimum	Cleaning, safety repairs, basic curb appeal	Fast to list, slower to sell	Low	Low–Moderate	Mostly investors	Sellers who want to do very little and test the market
BETTER Light Improvements	Cleaning, touch-up paint, minor repairs, system checks	Moderate	Moderate	Moderate	Investors + some traditional buyers	Sellers willing to do some work without remodeling
BEST Full Remodel	Major renovations, system replacements, and full updates	Long	High	High	Traditional buyers	Sellers with time, energy, and cash who want top dollar
SELL TO AN INVESTOR	Move out, take what you want, and leave the rest for us	Very fast	None	Very low	Investor only	Sellers who want simplicity, certainty, and peace of mind



GRANDMA
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GrandmaHouseBuyer.com

Home Page

What This Table Really Tells You

- The **more work you do**, the more time, money, and stress you take on.
- The **higher the remodel level**, the greater the risk of delays, surprise repairs, and exhaustion. BUT, the greater the **Profit**, if everything goes right.

The **investor option** removes uncertainty, inspections, repairs, Realtor fees, and long waiting periods—but trades top dollar for speed and simplicity.

There is no “right” answer—only the right answer **for you**.

Becky





Becky Fields—A Trusted Name

After raising seven children and helping her husband build a successful business, Becky began investing in real estate as her youngest graduated from high school. Over time, her work naturally drew her toward seniors and their families—people navigating difficult housing decisions during seasons of change.

She is a Certified Senior Transition Specialist and is known online as **Grandma House Buyer**, a title she has earned not only from her 18 grandchildren, but also through life's experiences.

Becky understands your situation because she has walked this road herself. Her parents sold their home and moved in with her family in 1991 as her mother's health declined. Becky cared for them until her mother passed away at home suddenly from a heart attack and her father died six years later, at home, after a losing battle with cancer.

Later, her mother-in-law experienced declining health and a losing battle with a chronic disease. Becky stepped in again—emptying her mother-in-law's home in another town, preparing it for sale, and caring for her during the final two years before she died in 2003, at home.

In 2023, Becky and her husband of 45 years faced a transition of their own. With all the children grown, they chose to downsize from their two-story family home into something simpler and more manageable, a house half the size they were used to. Becky experienced firsthand the emotional weight of letting go—sorting decades of memories, updating a home she had lived in for 22 years, and learning how much "home" is tied to the heart.

From these experiences, she recently published ***Guiding Them Home***—a practical, compassionate roadmap for seniors and their families. The book and companion workbook help readers plan thoughtfully and confidently as housing needs change, offering clarity during a time that overwhelms many people.

Purchase your copy of ***Guiding Them Home*** and the companion workbook at **ghb.li/gth.**



Get theBook

GRANDMA —House Buyer—

Helping Seniors Create a Housing Roadmap



Book



Book/Workbook Combo

Guiding Them Home

A practical guide and companion workbook designed to help seniors and families make thoughtful housing decisions with clarity and confidence.

Scan to learn more or order your copy:

ghb.li/gth



GRANDMA HOUSE BUYER

As the Grandma House Buyer, **Becky Fields** helps families navigate housing transitions with integrity and care. Whether solving urgent crises or planning ahead, she combines practical resources with a compassionate, personal touch to reduce complexity and remove stress for those caring for seniors.

Guiding Them Home
Book and Workbook
By Becky Fields



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Thanks, Becky, for sharing this and writing it. I'm already on chapter 5. I love how clear and caring it is written. Most of the people that I meet with and enroll in our services for home health have no idea about this information. I will be sharing the book with others.
– Katie H. – Home Health Care Specialist
Houston, TX

Book Excerpt

I've walked this road myself. At 36, I faced my mother's sudden heart failure and death in the same year my parents moved into our home. Five years later, I cared for my father as he fought—and eventually lost—a two-year battle with cancer. Just a few years after that, my mother-in-law's slow decline from a debilitating illness brought her into our home for a three-year journey that ended in a quiet passing.

Those were heavy years, but they deepened my respect for families who must carry both grief and responsibility at the same time. They also left an imprint on my children, who grew up watching what it means to answer the call when God's providence places a burden before us. Out of those trials, I believe, came a strength of character and a family legacy rooted in love, faith, and service.



This book, Guiding them Home, is truly an eye opener. It was so real, I was able to feel myself going through the motions. It can also be used and applied for planning for your own future. Great read.
Brenda H. – Experienced Caregiver
Houston, TX

The Guidebook: A Toolbox for Families

When you're in the thick of caregiving or crisis, a book can offer comfort—but a handbook gets things done.
That's why Guiding Them Home comes with two powerful tools, crafted together to serve your family at every stage of the journey:

- The **book** gives you the *why*—emotional clarity, spiritual grounding, and thoughtful encouragement.
- The **handbook** gives you the *how*—the checklists, forms, conversation prompts, and practical steps you need to navigate decisions now.
  And both were designed with **you** in mind.

Becky Fields has lived this journey. She's not a corporate expert or distant author—she's a daughter, a wife, a mom of seven, and a grandmother who personally walked three loved ones home. Her home became their final home. Her heart became their caregiver. And her experience became this guide for *you*.





*I hope this booklet has been helpful to you. For those helping a loved one with housing decisions later in life, I wrote **Guiding Them Home**. Enjoy the first chapter!*

Becky

Chapter 1: Building Your Roadmap

Solving the senior housing puzzle is very simple: the more you plan, the better the outcome will be.

Planning ahead is the key, but how do you start?

Financial planner Dave Ramsey recommends obtaining long-term care (LTC) insurance at age 60. (We discuss LTC insurance in a later chapter.) We recommend starting your Senior Housing Plan—for yourself or your loved one—at or before age 60.

According to the Centers for Disease Control and Prevention, life expectancy is currently 78.8 years. 1 Putting a plan in place 18 years in advance can smooth out some of the speed bumps that life may put in our way.

It is essential to map out exactly where you or your spouse want to be as you transition into senior housing. The type of lifestyle you envision having and the services you need to access will significantly influence your ideal destination.

A TALE OF TWO ROADMAPS

OPTION ONE – NORMAL PACE

Perhaps everything is going well now, and you're in the planning phase. Maybe you picked this book up early and decided that this roadmap is too important to leave to chance. During this planning stage, you will determine your goals, dreams, and desires. It is time to determine what type of housing is the right fit and run through some "what if " scenarios to test your plan. For example:

- ❑ If your spouse dies, where do you want to live?
- ❑ If you get sick or fall and injure yourself, will you move in with a family member or continue living alone?

What would the ideal outcome be for you if you or your senior became ill or injured and required extra medical care? Have this conversation with your family right now.

If you are the child of a senior, read this book with your parent and say, "Mom/Dad, if you were to need extra care, would you want to live with us? We would love to have you living with us. You would not be a burden, and we would take care of you. We love you!"

Alternatively, you could say the opposite: "Mom/Dad, we love you, but we are not equipped to take care of you. Where would you want to live if x, y, or z?"

Another great question could be, "Mom/Dad, if you need extra care, where would you want to live? Would you want to live close to church? Would you want to be close to us?"

If your senior needs new housing options, would they stay in the city or state where they have their local network, or move across town, state, or even country to be closer to their adult children?

There are no right or wrong answers, but you need to know the answers to these questions before an issue arises. Please do not assume a senior will want to move or stay where they currently live. Discuss this ahead of time and determine the ideal destination and situation if extra care is needed.

OPTION TWO – FAST-TRACK PACE

Something unexpected has happened, and you need to make a senior housing switch immediately. What do you do now?

Our goal is to make this difficult time easier for you. You can read this book from start to finish or fast forward to the information you need right now.

Use the checklists in this book to assist you in building your roadmap. Although something may have necessitated a change in your senior's housing situation—and there may not be a plan to navigate it—there is an ideal destination.

You may not be able to put a perfect plan together quickly. Still, we are confident that if you use the information in these chapters, you can put an excellent plan together depending on your family's needs and what is important to you.

In most cases, multiple people help a senior develop their housing plan. This book will address the senior's and a caring family member's or friend's needs.

This book can benefit families going through a health crisis who are overwhelmed with the many options or are already in the senior housing planning stages.

Read this guide with your family. As you and your family member(s) discuss the senior housing options available to you, I hope that the information provided herein will shine a light on the best choices.

LIMITATIONS

It would be difficult to cover every option for every situation. Some areas of your roadmap will require the help of an attorney, financial planner, or other professionals. It would be a disservice to you for us to claim to be all things to all people.

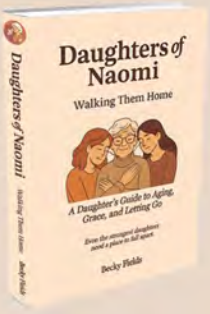
PLANNING CHECKLIST

If you are working with an adult child to make these decisions, each of you will need to answer the questions below. Combine your answers to determine the ideal situation.

FAST-TRACK CHECKLIST

- ❑ What type of facility do you want to be in?
- ❑ What type of care is necessary based on medical facts?
- ❑ What amenities are important to you?
- ❑ What geographical location do you want to stay in?
- ❑ What is your monthly budget?
- ❑ How long will your resources last?
- ❑ What are your current mobility needs, and how will that affect the choice of where to live next?
- ❑ Should you sell your house or keep it?
- ❑ What are the pros and cons of aging in place at home?

Daughters of Naomi
Walking Them Home



In a moment your world can shift.

A phone call. A diagnosis. A fall.
Or just the realization that your parent needs more than they used to.

And… you're the one in the family "holding the fort."

This is the moment Becky writes about.

Most of the time, the burden falls on the daughters.

You're making decisions you never trained for. Managing emotions no one prepared you for. Trying to do what's right—without always knowing what that is.

And you often… do it quietly. Unnoticed. Unappreciated.

Daughters of Naomi: Walking Them Home is a book Becky is currently writing for women walking this road.

It's not a clinical guide or perfect roadmap. It's a companion— for the real, lived experience of caring for an aging loved one.

Inside, Becky will share:

- Her journey caring for three parents in her home
- Practical ways to think through difficult decisions
- Encouragement rooted in faith and real life
- The steady voice she wished for during those years

But this book isn't just Becky's story. It's meant to reflect the shared experience of many women.

Women like you!

A Place for Your Story

No two journeys look exactly the same. But the questions… the emotions… the weight… are often similar.

That's why part of this book is still being written.
And why your story matters.

Becky is gathering real stories from women who have walked—or are walking—this road. Not polished stories. Not perfect stories. Just honest ones.

Stories of caring for a parent through decline. Of making difficult housing or care decisions. Of balancing family, work, and responsibility. Of doubt… strength… grace… and even unexpected moments of peace.

If you have a story like this, I would love to hear it.

Your experience may become part of this book—
and could help another woman feel seen, understood, and less alone.

No need for perfection. Just share it.

If you'd like to be part of this project,
view this link and tell your story!

Becky

ghb.li/don







Becky Fields is a Grandma you can trust—an advisor who understands what you're facing with a house ready for the "Next Chapter."

Becky brings a rare combination of practical knowledge and lived experience to the subject of home transitions later in life. As a real estate investor, Certified Senior Transition Specialist, caregiver, wife, mother of *seven*, and grandma of *eighteen*, she has spent decades helping families navigate change with clarity and compassion.

Her work has placed her alongside seniors and adult children facing some of life's most difficult decisions—downsizing, selling a longtime home, managing belongings, and choosing next steps when health, mobility, or family needs shift. Becky understands that these choices are *never just financial*; they are *deeply personal*.

Known online as Grandma House Buyer, Becky is valued for her steady guidance, plainspoken advice, and respect for the emotional weight that comes with letting go. Her recently published book, **Guiding Them Home,** reflects her belief that families deserve honest information, thoughtful options, and the confidence to move forward at their own pace.

Learn more or find companion resources at ghb.li/gth.