



# Estate Cleanout Guide: What to Do When You Discover Firearms During an Estate Project

Practical guidance for estate buyers, cleanout crews, and liquidation professionals in the Saint Louis area.

Estate cleanouts often uncover unexpected assets. Firearms are one of the most common surprises. Unlike furniture, antiques, or tools, firearms are regulated items that typically require a licensed dealer to legally complete a transfer or sale.

This guide explains how estate buyers and cleanout professionals can handle firearms responsibly while keeping projects moving forward.

# The 30-Second Rule

If your team discovers firearms during an estate project, follow these three steps immediately:

**1**

## **Leave the Firearms Where They Are**

Do not move, transport, or include them in any inventory until a licensed professional is involved.

**2**

## **Do Not Include Them in a House Buyout**

Firearms must be handled separately from general estate property to avoid legal exposure.

**3**

## **Contact a Licensed Firearms Dealer**

A licensed dealer can document and remove the firearms properly and legally.

 Following these simple steps protects your business, the estate, and the people working on the property.

# Why Firearms Can Stall Your Project

Most personal property can be bought, transported, and resold freely. However, firearms are regulated items that can create a bottleneck in an estate cleanout if not handled by a professional. Federal law regulates businesses "engaged in the business" of dealing firearms. Instead of slowing down your project to research regulations, use a licensed partner to keep the timeline on track.

## Common examples that can create problems include:

Purchasing firearms as part of a whole-house buyout with the intent to resell them

Listing firearms online or brokering firearm sales without a license

Regularly facilitating firearm sales as part of liquidation services

The simplest solution is to keep firearms separate from the estate buyout and allow a licensed dealer to handle the transfer.

# Where Estate Projects Commonly Get Stuck

Estate professionals frequently encounter the same operational challenges when firearms appear during a project.

## Transporting Firearms

Avoid the liability of moving firearms to your warehouse or storage unit. MDRF provides on-site documentation and takes custody of the items directly from the property to keep your team focused on the cleanout.

**Best practice:** Have a licensed dealer document and take custody of the firearms directly at the residence.

## Including Guns in a House Buyout

When firearms are included in a full estate buyout, the buyer can unintentionally become the owner of regulated inventory that may require licensed handling.

**Best practice:** Exclude firearms from the buyout agreement and allow a licensed firearms dealer to make a separate offer directly to the estate.

## Auctioning or Listing Firearms

Many estate auction platforms and online marketplaces require firearms to be transferred through a licensed dealer.

**Best practice:** Allow a licensed firearms dealer to manage the listing, documentation, and transfer process.

# Specialized Assets: NFA Regulated Items

Some firearms fall under the National Firearms Act (NFA) and require specific licensing for legal transfer. These include:

## Suppressors

(Silencers)

## Short-Barreled Rifles

## Short-Barreled Shotguns

## Machine Guns

- ❏ **If your team encounters an item that appears unusual or highly specialized, the safest approach is to stop and consult a licensed firearms professional before handling it.**

MDRF Enterprises holds Special Occupational Taxpayer (SOT) status specifically to handle these items professionally. If you encounter an unusual or specialized item, stop and call us immediately to ensure a fast, legal resolution.

# Documentation That Protects Everyone

Proper documentation protects both the estate and the professionals involved in the project.

When a licensed firearms dealer handles the firearms, the estate typically receives documentation that includes:



## **Detailed Inventory**

A detailed inventory of each firearm discovered during the estate project.



## **Stolen Firearm Verification**

Verification that the firearm is not reported stolen through standard dealer procedures.



## **Transfer or Purchase Documentation**

Documentation showing the firearm left the estate legally and through proper channels.

This creates a clear record that protects the estate, the family, and the professionals involved in the cleanout.

# A Simple Solution for Estate Professionals

MDRF Enterprises works with estate buyers, cleanout companies, attorneys, and families throughout the Saint Louis area to safely resolve firearms discovered during estate projects.

## Our services include:



### On-Site Documentation & Inventory

We document every firearm directly at the property where it is located.



### Professional Appraisal Services

Professional appraisal services when needed for attorneys or fiduciaries.



### Legal Firearm Transfers

Legal firearm transfers through our Federal Firearms License.



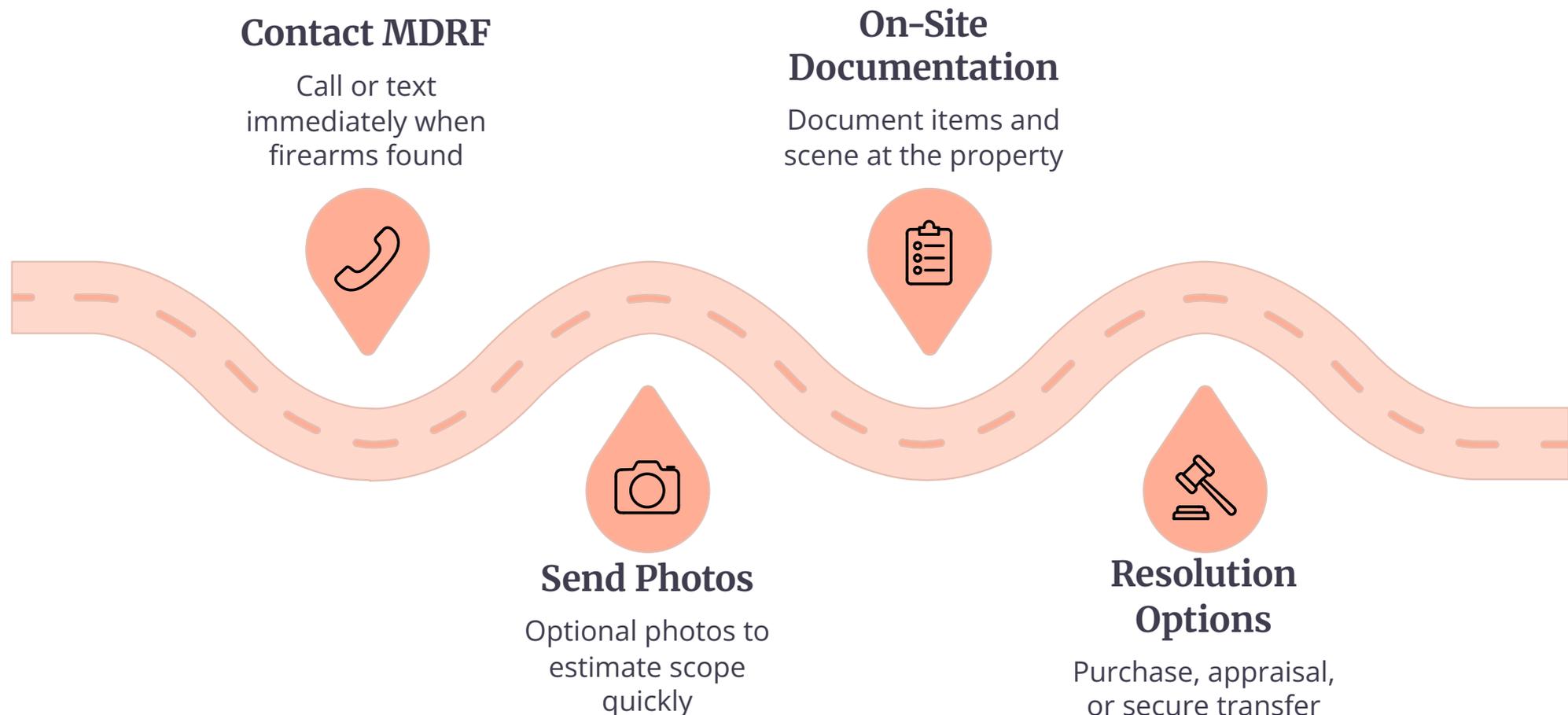
### Direct Purchase Options

Direct purchase options for estates that need a fast, clean resolution.

Our goal is simple. Remove the firearms quickly, legally, and professionally so the estate project can continue without delay.

# The Estate Buyer Fast-Resolution Option

MDRF Enterprises offers a streamlined process built for the tight timelines of Saint Louis cleanout professionals. We provide direct purchase offers to the estate so the items can be removed the same day. This allows your cleanout to continue without interruption or legal worry.



Depending on the estate's needs, MDRF can provide **direct purchase offers** to the estate, **professional appraisals** for attorneys or fiduciaries, and **licensed transfers** to family members or buyers. In many cases, the firearms can be resolved the same day, allowing the estate project to continue without interruption.

# Pre-Cleanout Firearm Check (Recommended)

Experienced estate buyers often ask one simple question before starting a project:

**“Are there any firearms in the property?”**

If firearms are present, involving a licensed firearms professional early can make the cleanout much easier.

A quick pre-cleanout review can help:



Identify firearm collections that may require documentation or appraisal



Prevent delays on cleanout day



Ensure firearms are handled safely and legally from the start



Allow the estate to receive a fair purchase offer if appropriate

Many estate professionals in the Saint Louis area now schedule a **short pre-cleanout firearm review** when they suspect firearms may be present.

This allows the firearms to be documented and removed early so the cleanout project can proceed smoothly.

# Why Estate Buyers Refer MDRF

Estate buyers and cleanout professionals choose MDRF Enterprises because we provide fast, professional, and fully licensed service.



## Licensed Firearm Handling (FFL)

Fully licensed Federal Firearms License dealer for all transfers and purchases.



## NFA Capable Services (SOT)

Special Occupational Taxpayer status for handling NFA-regulated items.



## Professional Firearm Appraisals

Professional firearm appraisals when needed for estates and legal proceedings.



## Clear Documentation

Clear documentation for the estate that protects all parties involved.

 **Most importantly, we help remove firearms from the project quickly so the cleanout can move forward.**

# Contact MDRF Enterprises

If firearms appear during an estate cleanout, we can help resolve the situation quickly and professionally.

## Get in Touch

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## Educational Notice

This guide is provided for general informational purposes only and does not constitute legal advice. Firearm laws and regulations may change. Estate professionals should consult appropriate legal counsel or a licensed firearms dealer when handling regulated firearms.