The Inheritance Games by Jennifer Lynn Barnes

I absolutely loved The Inheritance Games. It follows Avery Grambs, a poor orphaned girl with a plan to work hard, get into a good school, and leave her past life behind forever. But her fortune changes when Billionaire Tobias Hawthorne leaves his fortune to Avery in his will, even though Avery has never met him, never seen him, and, as far as she knows, has no link to him whatsoever. However, the will does not come without stipulations, in order to receive the inheritance Avery must spend at least one year in Hawthorne house, the family manor, and that she must allow Tobias's disinherited family to live there with her.

Hawthorne House is a sprawling mansion of hidden passageways and dark secrets. The more time Avery spends there, the more she becomes convinced that the will, the letter she received alongside it, and the house are all clues to something bigger and that is the best part about the book. The fact that Tobias Hawthorne is playing a game from beyond the grave makes it hard not to get swept up with Avery's windfall and all that it entails, though it's hard to truly know who to trust and what to believe in a book like this — where anyone can be the villain and motives are as secret as the twists, I found the book absolutely addicting and could not put it down. There was always something new to solve and it is perfect for someone who loves puzzles, secret houses, rich students and all in all a good read.