

Sellers Homework



Features and Upgrades:

We know that you have made this home your own and want to know what upgrades you have done since moving in? Also, what upgrades captured your attention when purchasing this home? Please list them below.

1. Outdoor Kitchen + Fireplace - August 2014 - \$65,000
2. Solar screens - 3 sides of home \$2,000
3. New Jacuzzi Pool Filter - 10/2016 / Robotic Pool Cleaner 02/2018 - \$2,000
4. Redesigned front flowerbeds ^(NO MULCH) and side of house w/ pavers - \$5,000
5. Interior + Exterior Professionally painted - 2017 - \$6,000
Oct. \$20,000 new ductwork + Lattice flooring
6. Central Heat + AC Replaced - 10/2016 With - One Unit - 2 zone system
7. Upgraded Sprinkler System - 03/2018 ^{Professionally} ^{Replaced controls} ^{additional zone} ^{\$1550.}
8. Privacy fence front (sides) - major portion of back / new wrought iron portion \$6,000
9. Water Softener - Reverse Osmosis / Upkeep records available
10. Moen - Kitchen faucet - motion sensor ~ \$500 07/2017



10 Reasons you LOVE your home.

Many memories have been made here, let us know why you love your home and the area so much? Also, what drew you here in the first place? We want to show potential buyers the potential this home has for them.

1. This home is our DREAM! It has always offered us PRIDE!
2. Our home is great for entertaining.
3. New Year's Eve & 4th of July are amazing neighborhood Fireworks!
4. We love our premium lot and quiet cul de sac.
5. Close to amazing schools, shopping and restaurants.
6. The low tax rate and NO MUD tax is a major plus.
7. Great neighbors all around has given us friendships, well being & safety.
8. The backyard offers a tranquil oasis escape!
9. Master retreat with his/her closets and vanities has luxury home atmosphere.
10. As you walk into the home the beautiful view of the pool is amazing!



Utility Bills

| Month | Year | Electric | Gas | Water/ Sewer |
|-------|--------------|-----------------------|-------|-----------------|
| Jan | 20 <u>19</u> | \$ 189.31 | 96.93 | 121.19 |
| Feb | 20 <u>19</u> | \$ 167.74 | 83.27 | 121.19 |
| Mar | 20 <u>19</u> | \$ 155.98 | 96.45 | 126.26 |
| Apr | 20 <u>19</u> | \$ 175.71 | 49.44 | 126.26 |
| May | 20 <u>19</u> | \$ 202.57 | 37.45 | 151.64 |
| June | 20 <u>18</u> | \$ 245.44 | 23.42 | 257.47 |
| July | 20 <u>18</u> | \$ 259.45 | 26.66 | 267.62 |
| Aug | 20 <u>18</u> | \$ 280. ⁰³ | 24.58 | 287.92 |
| Sept | 20 <u>18</u> | \$ 248. ¹⁷ | 23.41 | 333.60 |
| Oct | 20 <u>18</u> | \$ 205. ⁸⁸ | 19.54 | 206.72 |
| Nov | 20 <u>18</u> | \$ 122. ⁷⁸ | 27.78 | 115.37 |
| Dec | 20 <u>18</u> | \$ 171. ⁷⁷ | 94.50 | 140.75 |

Annual Total

| | | |
|------------|-----------|------------------------|
| \$ 2424.83 | \$ 603.43 | \$ 2255. ⁹⁹ |
|------------|-----------|------------------------|

Monthly Average

| |
|-----------------------|
| \$ 440. ³⁵ |
|-----------------------|



Exclusions from Sale of Home

Property: 21110 Parish Timbers Ct. Cypress

The Following items will be taken with the seller

1. TV mounted in living room
2. Punching Bag & Mount in 1 Car Garage
3. SONOS CONTROL in Outdoor Kitchen
4. SELLER/
OWNER WILL RETURN 4 AT&T RECEIVERS
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

