



Ginny Ledwell | [ginny@ginnyledwell.com](mailto:ginny@ginnyledwell.com) | (281) 635-7181

### Realtor Information/Checklist for Submitting Offers/Seller's Information for Buyers

1. Seller: Troy Johnson
2. Items Conveying with Property: N/A
3. Exclusions: N/A
4. Seller Prefers:  
Text 713.478.8802 & 713.240.0052, then show and go
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Listing Agent, Virginia Ledwell, License Number: 613486,  
Led Well Realty 1337 43<sup>rd</sup>, Houston TX 77018  
281-635-7181
6. 1% Earnest Money Deposit
7. No more than 21 days on Third Party
8. Signed Seller's Disclosure
9. Buyer to purchase new survey

#### Items to be included in offer:

1. Residential 1-4 Contract
2. Signed Seller's Disclosure
3. Third Party Financing
4. IABS
5. Broker Notice to Buyer/Tenant
6. General Information and Notice to a Buyer
7. Loan pre-approval letter

#### AGE OF SYSTEMS

Per Seller, condenser is 7-8 years old

Per Seller, attic plumbing replaced with PVC

Per Seller, electrical up to code and grounded, upgraded during the remodel in 2015

Per Seller, 30 Year Roof is 14 years old

Per Seller, water heater replaced in 2019



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Per Seller, remodel was done in 2015 with new doors, windows, electrical and updated plumbing

#### UPDATES

Per Seller, 2015 - kitchen remodeled, 12x15 patio, replaced all windows (double pane), all light fixtures

Per Seller, 2017 - master suite remodel

Per Seller, 2020 - new vanity in secondary bathroom, full interior and exterior repaint

Per Seller, kitchen and baths are updated under slab

Per Seller, 2015 - stainless steel appliances & under slab plumbing