

**MANDIE MCMILLAN**  
**RE/MAX COASTAL**  
**SRS** 2011  
 281-300-1267  
 MandieMcMillan@REMAX.net  
 20 year Real Estate Professional



**Mandie McMillan**  
 THE REAL ESTATE CHICK

### FYI to Buyers

Address: 2601 S. Broadway St, #75, La Porte TX 77571

Schools: Elementary Bayshore Junior High La Porte High School La Porte

Neighborhood

Amenities: Pier, waterfront, Gazebo, Swimming Pool, Club House, Green Space, Sidewalks, Security Fence, Gated Community, HOA Activities/Socials

Flooring material: Tile, Carpet Countertop material: Formica,

Cabinet type: Wood, Some Contractor Grade

Please Provide the Age for the following:

A/C: 2yrs # of units: 1 Heater: 2yrs # of units 1

Oven: 24 Dishwasher: 24 Roof: 11

Stove: 24 Water Heater: > 10 Carpet: 11

Pool: (HOA) Pool Equipment: (HOA)

Circle one:

Heat: Electric / (Gas) Stove: (Electric) / Gas Oven: (Electric) / Gas

Dryer: (Electric) / Gas If Electric are there gas connections also Y or N

Recent Updates? Patio/Courtyard Fence (Privacy Fence) w/ Gate

Energy Saving Features:

Ridge Vents, Fans, blinds

Attic fans: yes / (no) Attic vents: (yes) / no insulated windows: yes / (no) programmable thermostat: yes / no

Are there any existing warranties? A/C

Have their been any insurance claims? No

Is there an existing survey? Yes

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**Utility Cost**

Electric: Average summer \_\_\_\_\_ Winter \_\_\_\_\_

Gas: Average summer \_\_\_\_\_ Winter \_\_\_\_\_

Water: Average summer \_\_\_\_\_ Winter \_\_\_\_\_

Taxes \$5,203<sup>28</sup> Taxes after exemptions \_\_\_\_\_ HOA dues \$201<sup>12</sup>/mo

Are there any Exclusions? If so please list

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What are the top things that buyers should know about your home?

1. Controlled Access / Gated Community
2. Nice neighbors/neighborhood (HOA supports value)
3. Attractive Amenities (see list) & Development
4. HOA cares for many things - lawn, external, inspections
5. Located near pool, club house
6. Did NOT flood in Ike or Harvey
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

What days are the following:

Trash pickup: \_\_\_\_\_ Recycling: \_\_\_\_\_

Mailbox number (if applicable) 75 Any Regular Maintenance agreements? HOA

Cost of: Homeowners Policy \$463<sup>87</sup> Windstorm \$1,303<sup>00</sup>

Flood Insurance \$1,335<sup>00</sup>