

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

75 N Merryweather Circle The Woodlands, TX

1. Why did you decide to buy this home for yourself?

Location to work, shopping, recreation, restaurants. Open living area. Cozy owners retreat with study in back of the house. Study has double doors. Could be used as study, nursery, in home gym, den. Large backyard with room for pool or large deck. Separation of living and master.

2. What do you think are the best features of your home?

Open living area with large windows providing lots of light. Good separation of living and master. Upgraded laminate flooring in living area. All upgraded stainless steel appliances, sink, disposal. 6 year old roof has lifetime guarantee. 6 month attic insulation with 40 year guarantee. Air, heat, and water heater replaced within last 8 years. Master plush carpet 1 year old. Garage door opener 1 year. 10 year smoke detectors.

3. Tell me what you like best about your neighborhood?

Quiet friendly neighborhood with mixture of young families with children and empty nesters. Neighbors communicate well. Safety is of utmost importance. Within walking distance to dining, salons, laundromat, and soon to be Star Cinema. Nice green belt which leads to duck pond, park, pool, and walking track.

4. What are your favorite places for recreation, shopping and eating nearby?

H-E-B, Lowes, Home Depot, Target, Wal Mart for shopping. Herreas Mexican, Shogun Japanese, Woodson's Local Tap & Kitchen for dining. Woodlands Mall 15 minutes away. Tweez Nails walking distance. XScape Movie Theater 2 1/2 miles. Many community pools in close proximity.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$180	\$100
Average Gas Bill	\$40	\$40
Average Water Bill	\$70	\$40

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2014	
Furnace	2014	
Water Heater	2014	
Dishwasher	2013	
Garbage Disposal	2013	
Pool		
Pool Pumps		

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Roof lifetime guarantee	2014
Sprinkler system	2002
Fireplace gas logs	2011
Attic insulation 40 year life	2019
Exterior house painted	2013
2 sides fence	2016 & 2020
Carpet master and study	2019
Kitchen sink	2019
Kitchen appliances	2010 - 2013
Laminate flooring foyer, dining, living room, hall	2014

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below: