

What Buyers Want to Know

Property Address:	14919 Little Leaf ct.
Subdivision:	Oak Park Estates South

Build Date	1994
Last Year's Taxes	\$ 3523.95
HOA Name/Dues	Clayton Park POA / \$500/yr

What is the age of the:

A/C Unit 1:	3 yrs	Heater/Furnace 1:	1 mo
A/C Unit 2:	—	Heater/Furnace 2:	—
Water Heater:	6 yrs	Dishwasher:	6 yrs
Stove/Oven:	6 yrs	Cooktop:	6 yrs
Microwave:	6 yrs	Garbage Disposal:	6 yrs
Carpet:	7 yrs	Other Flooring:	—
Interior Paint:	1 mo	Exterior Paint:	> 7 yrs
Roof:	10 yrs	Fence:	> 7 yrs
Pool/Spa:	—	Pool/Spa Equipment:	—

Are the following items gas or electric:

Heater/Furnace:	Gas	Water Heater:	Gas
Dryer Connection:	Elec.	Oven:	Elec.
Cooktop:	Gas	Fireplace:	Gas

Average Utility Bills:

Electricity High:	\$ 200	Electricity Low:	\$ 40
Gas High:	\$ 60	Gas Low:	\$ 20
Water High:	\$ 35	Water Low:	\$ 30
Trash: Part of HOA Fees:	\$ 20/mo		

What Buyers Want to Know

Schools

Elementary: <i>HOLMQUIST</i>
Middle/Junior High: <i>ALBRIGHT</i>
High School:

Recent Upgrades/Updates:

- Furnace
- Kitchen
- A/C
- Carpets (except living room)
- Finished garage interior
- Backyard landscaping

What have you loved about your home?

- No bothersome neighbors, no front or back neighbors
- Gated community
- Never had anything stolen. Not even packages from front door
- NO FLOODING! Less than 1" of water in street during peak of Harvey
- No rodents/squirrels (must be cats/hawks eating them)
- Close to Westpark tollway + 10min from I10.
- Lawn grows very well - no watering/seeding required

Property Address:

Seller's List of Exclusions

The following improvements and accessories are not available for purchase or negotiation. All items listed below will be retained by Seller and removed prior to delivery of possession of the property:

- Potted plants
- Washer + Dryer
- Refrigerator (Kitchen)
- Metal shelving in garage

 _____	_____
Seller Signature	Seller Signature
_____	_____
Buyer Signature	Buyer Signature