

SELLER HOMEWORK

ROOM-BY-ROOM MARKETING

Description:

Floor Plan:

- 2 BED 1 BATH
- LAMINATE FLOORING IN
- THE WHOLE HOUSE
- 1 COVERED PARKING

Kitchen:

- CUSTOM CABINETS
- BUILT IN
- PVC BACK SPLASH
-
-

Living:

- NEW PAINT WALL &
- CEILING
- ALL WHITE
-

Master Bedroom Suite:

- 2 ROOMS w/ THE
- SAME SIZES
- CLEAN
-

Outside Features:

- PLANTS & TREES w/ C/L/S
- MAINTAINED BY HOA
-

Special Features:

- TENNIS COURT 2
- 3 POOL
- GARDEN LIVING
- GATED COMMUNITY
- WITH SECURITY PATROLLING
- DAY & NIGHT
-

Schools:

- SNEED ELEM. SCHOOL
- SCHOOL OF SCIENCE
- & TECHNOLOGY
- HCA AT WESTHEIMER
- ALIEF ISD

SELLER HOMEWORK

NEIGHBORHOOD HOT SPOTS

List your top 5 neighborhood hot spots (i.e., coffee shops, parks, etc.) and tell me what you love about them:

1. GALLERIA MALL - HIGH END SHOPPING
2. MEMORIAL CITY MALL - SHOPPING & DINING
3. SURROUNDED BY HOSPITALS - MEMORIAL HERMAN SOUTHWEST & MEMORIAL CITY
4. WESTPARK TOLL WAY, BELTWAY 8 - CLOSE TO THE MAJOR HIGHWAYS
5. CLOSE TO MEDICAL CENTER, KATY & SUGAR LAND - FOR WORK HUNTING

SELLER HOMEWORK

EXCITEMENT LIST

On the following page you will have an opportunity to tell us, room by room, what makes your home special. In addition, we've provided the following questions that will help us design the most powerful marketing campaign possible:

1. What is your favorite feature of your home?

HONEY FEELING, LAMINATE FLOOR. EASY TO CLEAN, ELECTRICITY SAVER LESS THAN \$50 / MOS. ELECTRIC BILL. CABLE, WATER & GARBAGE INCLUDED W/C I CAN SAVE MONEY.

2. What is the best thing about the location of your home?

STRATEGIC, CITY LIVING, CLOSE TO EVERYTHING MEMORIAL CITY MALL, GALLERIA, MEDICAL CENTER, KATY & SUGARLAND. CAN'T BEAT THIS LOCATION W/C IS IN THE HEART OF THE CITY. YOU CAN FIND ANYTHING THAT YOU NEED, RESTAURANT, SHOPS ETC.

3. Tell me about any upgrades or updates you have done.

- LAMINATE FLOOR
- PAINT
- TUB & TILE PAINT
- APPLIANCES 4 YR OLD EXCEPT THE STACKER WASHER & DRYER.
- NEW BLINDS
- CEILING PAINT
- PATIO PLASTIC DECK
- NEW FOOD DISPOSAL
- ELECTRICAL WIRING CHECK BY LICENSED ELECTRICIAN
- 6 MOS OLD 3 CEILING FANS

SELLER HOMEWORK

HOMEOWNER'S ASSOCIATION INFO

Homeowners Association: KR3 CARES CONNECT
Contact Name: DILMA (EARTH) CAMARILLO
Phone: 713-600-4042
Fees: \$ 356.54 Annual Monthly | Mandatory Voluntary

What does the HOA Fee Cover:
cable / insurance
water
garbage

Community Amenities (check all that apply, add additional information as needed):
 Pool (located: 3 POOLS)
 Hot Tub
 Fitness Center
 Clubhouse (with kitchen) w/ RENTAL FEE
 Movie Room
 Picnic area
 Playscape
 Community Laundry Facility
 Sports Courts (list: TENNIS COURT)
 Gated (if yes, gate code: _____)
 Additional Amenities: _____

Describe the Community (i.e., quiet, dog-friendly, etc.)
QUIET, GATED W/ SECURITY, HOA IS EXCELLENT
& PRO-ACTIVE, WELL MAINTAINED, CLEANERS
EVERYDAY.

Describe the Parking situation. If spaces are reserved, what are your numbers:
#77 COVERED PARKING
UPTO 4 CARS FOR 2 BEDROOMS