

Dear Future Buyer,

As the current owners of this home we wanted to share with you some insights into our home. We know that purchasing a home can be a complex and emotional process, so we hope this letter can help with answer any questions you may have and some you maybe hadn't thought of yet. These are the details that you don't always hear about. The ones that don't usually show up on a listing, a report or the survey. If you have any other questions, feel free to ask and we will be happy to answer them.

This is our first home. We purchased it nearly 12 years ago, before we had kids. Over the years, our family has grown and today we have a son and daughter that have filled our home with so much love. The street is a quiet but engaged street and many of the neighbors have been here for many years. Most of us know one another and some of the kids even go to school together. We all take great pride in our neighborhood.

This house was built in 1960 and was remodeled prior to us purchasing it in 2008. We had windows and an a/c unit installed in 2015 and in 2017/2018 did the post-Harvey remodel (our realtor has a separate document highlighting what was done post-Harvey. Be sure to ask her for that so you can see the steps we took to get the house remediated and safe for our family). In 2019 we redesigned the backyard and added the crepe myrtles, azaleas and installed the rock pavers and the French drain and replaced the roof.

Each upgrade, remediation and remodel was done with care – as we have two young children and would not take any risks or shortcuts. Additionally, we did all of it with the intention of staying in our home. We did not opt for cheap flips, in fact the tile in the kitchen floor, backsplash and bathroom floor and shower tile are all from La Nova Tile (who produces commercial grade products for some of the top design firms in Houston and has been featured in an episode of the popular tv show, "Fixer Upper").

One thing that we have fallen in love with over the years is the elementary school. This home is zoned to Herod Elementary – Herod is a Gifted Talented/Vanguard program for kids across the city and a dual language program that compares to no other. You either have to be zoned to it or your child has to test into it. I remember going to the orientation as my son was entering Kindergarten and talking to a parent who told me I was so lucky to be zoned to Herod because they would give anything to ensure her kids got to go there. Herod has a very small area zoned to it, so it's highly regarded to be zoned to Herod.

A lot has changed in our lives since we bought the home in 2008. Our family has grown and our jobs have changed. Selling our home is very bittersweet but unfortunately, it no longer fits our family and our job-related needs. We hope that the future buyer will care for this home and love it as much as we did. It's been a great home.

Sincerely,

Justin and Marcella Fewox