

BUYERS WANT TO KNOW

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

None

ADDRESS: -

Does your home have a Home Warranty? If so, please provide name & number: None

Please provide any recent updates:

Transferable HVAC maintenance 1-yr from 3/2022  
HVAC was serviced 3/2022 by Air Service (installed 4 yrs ago)

Previous Year's Tax Amount: \$22,993 ± includes Harris County - SBISD, etc.  
Homestead + Sr. Exemption.

What is the age of the:

A/C: 4 yrs

Heater/Furnace: 4 yrs

Unit 2: 4 yrs

Unit 2: 4 yrs

Water Heater: 2 yrs

Dishwasher: ~ 5 years

Carpet: new

Other Flooring: 2022/2021 (parquet/engl)

Interior Paint: 2020-2022

Exterior Paint: 2020

Roof: ~ 13 years

Stove: 2020

Oven: 2020

Fence: 2014

Built-in Micro: 2020

Pool/Spa: Resurfaced 2019

Pool/Spa Equipment: Polaris 3/2022. Pumps 2020. Filter 2016

What is covered by HOA Maintenance Fee? NO HOA.

Average Utilities:

Electricity: High \$614 Low \$213 Avg. \$357/month

Gas: High \$161 Low \$31<sup>00</sup> Avg. ~ \$45<sup>00</sup>/month

Water: High \$429 Low \$250 Avg. ~ \$325/mo.

+ Sewer  
+ Trash  
+ Recycling  
Bunker Hill Village

## Interview with the Sellers

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

We bought 26 years ago to raise our young family in the Villages.

This house is ideal for a growing family needing space and also togetherness.

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

We call it La Hacienda. The two backyards are awesome! This house feels like a very quiet serene refuge in the city.

We love a ranch-style custom on such a large lot.

This is a family and child-friendly house, ideal for work (such as schooling, or work-from-home) and for play.

3. What do you like best about your neighborhood?

One of the safest places in Texas!

The Village Police are awesome, very helpful too.

And the schools, whether SBISD or other privates, are all excellent. Bunker Hill Elementary fully updated.

A commute downtown is very easy early in the morning. Neighbors on our street are awesome.

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

Bunker Hill Road has H.E.B., Costco and Lowes nearby!

City Center has great restaurants and a gym.

Memorial City has a new Treebeards we love.

And the Galleria is an easy drive down Memorial

to San Felipe.

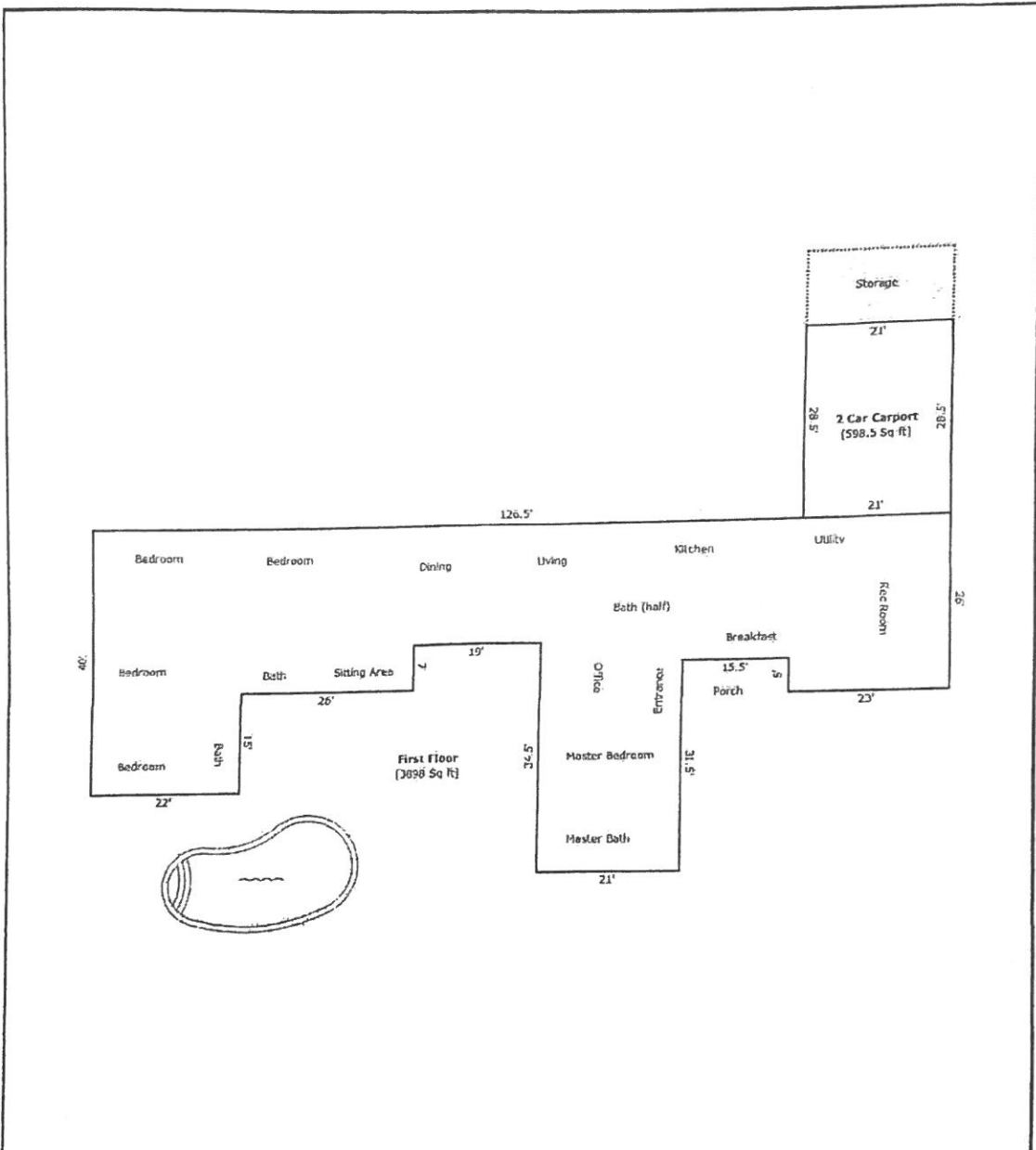
There are many really nice churches nearby.

Walking and riding the bicycle in Bunker Hill Village is safe, relaxing and fun!

The Villages organize many community events, celebrate holidays, and provide welcome activities such as parades and festivals.

### Building Sketch

Borrower	Michael & Causey Coffield		
Property Address	335 Knipp Forest St		
City	Houston	County	Harris
Lender/Client	JP Morgan Chase Bank, N.A.	State	TX
		Zip Code	77024-5030



TOTAL Sketch by G la mode, Inc.

Area Calculations Summary		
Living Area		Calculation Details
First Floor	3898 Sq ft	$26 \times 23 = 598$ $21 \times 15.5 = 325.5$ $21 \times 34.5 = 724.5$ $22 \times 15 = 330$ $25 \times 48 = 1200$ $40 \times 18 = 720$
<b>Total Living Area (Rounded):</b>	<b>3898 Sq ft</b>	
Non-living Area		
2 Car Carport	598.5 Sq ft	$21 \times 28.5 = 598.5$
Storage	231 Sq ft	$21 \times 11 = 231$

000338 000007000019 GMP\_14710432407927DEF