



KIANI REALTY

Interview with the sellers

Thank you for touring our home. Here is some information that we felt might help you in your decision-making process.

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

Bought it for my single lady sister to live in.

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

I like the fact that it's a nice single-family home you can move into and live in now AND build a larger house later on a corner lot.

Antonio Drive and Janak Drive

3 Please tell me about your neighborhood.

Almost 85-90% of houses along Janak Dr are new construction.

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

Easy access to I-10, dining & shopping at the memorial city mall. It's about 4 miles away

5 Are there any items you want specifically excluded?

No!

Useful Information

Useful Information Relating To:

Address: **7403 Janak Drive, Houston, TX 77055**

	• Summer	• Winter
Average electric bill:	<u>\$120/ mo</u>	<u>\$70/mo</u>
Average gas bill:	<u>41/mo</u>	<u>\$28/mo</u>
Average water bill:	<u>\$20/mo</u>	<u>\$20/mo</u>

How old is:

Air Conditioner Not very old

Furnace 2 years

Water Heater 2 years

Dishwasher we don't know

Garbage Disposal _____

Pool _____

Pool Pump(s) _____

List any upgrades and the year completed:

This information was provided by: _____

Kiani Realty

Instructions for submitting Offers

In an effort to address common contract questions, please reference the guidelines below.

- Include Pre-Approval Letter or Proof of Funds.
- Earnest Money: Minimum 1% of sales price.
- Seller has a preferred Title Company, Please contact us for the information
- Option Period max is 10 days for \$200.
- No more than 21 days on the Third Party Financing Addendum, less if closing within 30 days.
- Buyer must sign all addenda and notices from MLS (Seller's Disclosure, HOA Addendum if applicable, Lead-Based Paint Addendum if applicable, etc.)
- Please include IABS, Broker Notice to Buyer/Tenant, General Information and Notice to Buyers and Sellers, Notice of Information from Other Sources, Information About Special Flood Hazard Areas signed by Buyer.
- Page 10 - broker Information:
Listing Broker Firm: Kiani Realty LLC
License No.: 9009932
Check " Seller only as Seller's agent"
Listing Associate's Name: Kiani Komeizi
Listing Associate's Email Address:
kiani@kianirealty.com
Listing Broker's Office Address:
4746 Post Oak Timer Dr #34, Houston, TX 77056