

IN THE Seller's Own WORDS



Please list any updates/upgrades made to the property.

UPDATES/UPGRADES	YEAR COMPLETED
<i>Foundation Repair (transferable warranty) \$8,650</i>	<u><i>4/2020</i></u>
<i>Roof (transferable warranty) \$8,500</i>	<u><i>12/2020</i></u>
<i>Electric Iron Driveway Fence \$800</i>	<u><i>5/2022</i></u>
<i>Pool/Spa Heater \$2,200</i>	<u><i>2/2019</i></u>
<i>Upstairs Floors \$7,000</i>	<u><i>7/2020</i></u>
<i>Downstairs Restoration (Floors, wainscotting, tile, paint) \$27,444.57</i>	<u><i>7/2020</i></u>
<i>Pool skimmer heads & fountain restoration \$2,800</i>	<u><i>12/2021</i></u>
<i>Pool Filter \$1,947</i>	<u><i>5/2021</i></u>
<i>Exterior (New siding, paint, beams, brick pavers, awning, corbels planters) \$12,000</i>	<u><i>11/2022</i></u>
<i>Water Heater \$1,500</i>	<u><i>7/2021</i></u>
<i>AC/ Furnace \$8,500</i>	<u><i>5/2022</i></u>

Exclusions:

Included When Selling a Home:

IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.

ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.

Are there any exclusions, or items you are not including, with the sale of the property?

Yes No

If yes, please list any exclusion below:

IN THE

Seller's Own WORDS



Property Address: 8102 Lichen Lane, Spring, Texas 77379

Why did you decide to buy this home for yourself?

Low tax rate, Growing family. Checked all our boxes.

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

Balcony, heated pool and spa, wet bar, spacious bedrooms, fireplace, 2-car garage

Tell me what you like best about your neighborhood?

Location. mature trees, nice homes, and amenities such as fitness center, playground, tennis courts, community center

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

Vintage park, HEB, Ambriza, Perry's steak house, Mia Bellas, Barbarossa Coffee

Useful Information:

CenterPoint Energy (Gas)
713-659-2111

Electric www.PowerToChoose.org

Texas Pride Disposal CURBSIDE Garbage: Monday & Thursday CURBSIDE Recycle: Thursday
281-342-8178 www.texaspridedisposal.com/mnw

Water (W.C.I.D. No. 114) Billing & Customer Service, Eagle Water Management
281-374-8989 www.eaglewatermanagement.com/your-district/harris-county-wcid-114/

Comcast/Xfinity
888-853-9672

AT&T Internet & Direct TV (home is currently wired with fiber optics)
800-288-2020

Center Point Energy - Street Light Outage Reporting
<https://gis.centerpointenergy.com/sloreporting/>

SECURITY - Sheriff
713-221-6000