

SELLER & PROPERTY INFORMATION

SELLER INFORMATION

Owner PAUL IORDACHE Co-Owner ANCA IORDACHE

Phone _____ Phone _____

Email _____ Email _____

Address 10239 METRONOME Dr. HOUSTON, TEXAS 77043

Preferred Method of Communication Call Text Email

PROPERTY INFORMATION

Address 10239 METRONOME Dr. HOUSTON, TEXAS 77043

(If different from above)

Subdivision ENCHANTED FOREST

Single Family Multi-Family Townhouse/Condo Manufactured

Square Footage 2,789 Lot Size 8,640 Year Built 1962

Bedrooms 4 Bathrooms 3 Floors 2 Garage Spaces 2 cars

Type of Home Primary 2nd Home Investment Property

Is the home currently rented? Yes No

If yes, when is the lease expiring? _____ Rent Amount \$ _____

Overall Condition of the Home Move In Ready/Renovated

Needs Minor Improvements In Need of Renovation/Repairs

Reason for Selling DOWNSIZING

Urgency to Sell? Yes No Ideal Sale Price \$ 525,000

Do you owe anything on the property? Yes: \$ _____ No

If yes, are you current on your mortgage payment? Yes No

Will the home be occupied during the sales process? Yes No

Will you be purchasing a new home? Yes No

FAVORITE FEATURES OF THE HOME

An important part of our marketing strategy is to showcase what you love about your home and neighborhood. The information you provide in this packet will enable us to highlight your home's best features, and tell a story that will help buyers fall in love with the house just as you did.

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR HOME

- 1 Great location in the Spring Branch, easy to get anywhere you need to go, situated near Beltway 8 and I-10, Memorial City shopping and Memorial Herman Medical Center, Nob Hill Park.
- 2 Thru the Hurricane-proof windows, you can see the beautiful backyard, the large blue swimming pool, a Gazebo and the garden landscaping with trees, bushes roses, blooming flowers.
- 3 The Pool Room is within the oversized detached garage and be used as a game room, simply garage or workshop, is tiled, insulated, has its AC unit, cabinet, bar and refrigerator.

UNIQUE FEATURES OF YOUR HOME

BEST MEMORIES IN YOUR HOME

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

ADDITIONAL FEATURES

- Pool Hot Tub Fenced in Yard Sprinkler System
- In-Law Suite Finished Basement Unfinished Basement
- Fireplace Security System Shed Workshop
- Solar Panels: Owned Leased, Expires: _____
- Other _____

EXTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the outside of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input type="checkbox"/>	Roof *	
<input checked="" type="checkbox"/>	Paint	2010 Exterior/interior walls with SHERWIN WILLIAMS paint
<input checked="" type="checkbox"/>	Garage	2015 Pool Room with tiles, AC, microwave, minibar and refrigerator with Double French Door
<input checked="" type="checkbox"/>	Patio/Deck	2021 Renovated and repainted
<input checked="" type="checkbox"/>	Landscaping	2021 New landscaping and irrigation system
<input checked="" type="checkbox"/>	Sprinklers	2021 New landscaping and irrigation system
<input checked="" type="checkbox"/>	Pool	2018 Hayward Pool Filtration system including new generation of pool pumps with variable speed motor. Pool salt chlorination system. Night colored lighting.
<input checked="" type="checkbox"/>	Fencing	2015 Fence replaced around the property. Remote gate.
<input checked="" type="checkbox"/>	Shed	2017 Retractable Motorized Sun Setter - with remote control
<input checked="" type="checkbox"/>	Other	2001 Foundation repaired - (Lifetime warranty)
<input type="checkbox"/>	Other	

*Age of roof if it has not been replaced 10 years

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

- -

ROOM DESCRIPTIONS

Room descriptions will help us highlight key attributes and unique features of your home.

KITCHEN Has new stainless-steel appliances: the freestanding range and oven, dishwasher, microwave and refrigerator as well as a wet bar and two spacious pantries.

LIVING ROOM Large, sunny Family Room with large picture windows, the corner placed very elegant fireplace and built in 65" TV set / audio combo with 7+1 Home Theater system.

DINING ROOM Large space Formal Dining and Living/Dining Combo overlooking the front yard shaded by mature tall oaks and pine trees. Has beautiful hardwood floors.

MASTER BEDROOM The Master Bedroom has 2 walk-in closets and offers a relaxing view of the backyard large blue swimming pool and the garden landscaping with trees, bushes roses, blooming flowers.

MASTER BATHROOM A spa/hot tub, a double sink vanity with marble top and a stand-alone shower are located in the spacious Master Bathroom

KIDS ROOMS The stairway give access to the upstairs 2 Bedrooms and the Bathroom on the 2nd floor as well as to an Office/Study Room furnished with built in desk and bookcase that offers a quiet place for spending time.

GUEST BEDROOMS _____

OFFICE A bedroom at the first floor can be used as office, has walk in closet and a storage closet.

GAME ROOM OR BASEMENT The Pool Room is within the oversized detached garage and can be used as a game room as well or simply garage or workshop. It is tiled, insulated, has its AC unit, cabinet, bar and refrigerator. Next, separated by wall with access door, is a

OTHER gardening tools storage room with access stair for the garage attic. The attic is a large storage place as well.

WHAT STAYS & WHAT GOES

In order to be clear about what you would like to take with you when you sell the house, please check off the items that will be included in the sale and which are excluded that you plan on taking with you. Fixtures (anything permanently attached) are not included on the list as it is customary that they stay in the home unless otherwise noted.

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	N/A
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Washer/Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Speakers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Cameras	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Patio Awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Yard Decor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

52" TV set / audio combo • Security system with camera surveillance

Retractable Motorized Sun Setter - with remote control

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD NEVER FLOODED

- The area is protected by the nearby Stormwater ditch on Shadowdale Dr.
- The backyard has a 10" PVC pipe connected to the main city drainage.

NO DEED RESTRICTIONS

SHOWINGS & OPEN HOUSE INFO

Please fill in the time frames that you can have your home available for showings and open houses. It's important to keep in mind that having flexibility with availability is vital in selling your home.

AVAILABLE TIME FRAMES

Sunday 10am - 8pm

Monday 10am - 8pm

Tuesday 10am - 8pm

Wednesday 10am - 8pm

Thursday 10am - 8pm

Friday 10am - 8pm

Saturday 10am - 8pm

INSTRUCTIONS FOR AGENTS SHOWING YOUR HOME

Advanced notice before showings? No Yes, 60 min/hr minimum

Require guests to Remove Shoes Wear Shoe Covers

Wear Face Masks Use Hand Sanitizer

Special instructions regarding pets N/A

Any additional information you would like for us to know

INFO FOR THE NEW OWNERS

Help the new owners feel right at home by providing information you would find helpful when you first moved in. Be sure to leave the new owners any warranty paperwork that goes with the house as well.

UTILITY SERVICE PROVIDERS		AVG COST/MONTH
Electric	<u>GEXA ENERGY</u>	<u>150.00</u>
Water	<u>CITY OF HOUSTON</u>	<u>50.00</u>
Gas	<u>CENTERPOINT</u>	<u>40.00</u>
Internet	<u>AT&T</u>	<u>70.00</u>
Phone	<u>T-MOBILE</u>	<u>90.00</u>
Cable	<u></u>	<u></u>
Trash/Recycle	<u>CITY OF HOUSTON</u>	<u></u>
Security System	<u></u>	<u></u>

OTHER HELPFUL INFORMATION

Trash Day EACH FRIDAY Recycle Day EVERY OTHER FRIDAY
Alarm Code _____ Garage Code _____ Pool Code _____
Mailbox # _____ Mail Delivery/Pickup Time of Day 4PM

Any additional tips or information you would like to give the future owners

COMMUNITY AMENITIES

Wow potential buyers with a list of all the amenities your community has to offer. You can add additional items if they are not on the list.

AMENITIES

- | | | |
|--|---|--|
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Security | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Pool | <input type="checkbox"/> Hot Tub | <input checked="" type="checkbox"/> Playground |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Community Kitchen | <input type="checkbox"/> Movie Room |
| <input type="checkbox"/> Picnic Area | <input type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input checked="" type="checkbox"/> Walking Path | <input type="checkbox"/> Hiking Trails | <input checked="" type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> Sports Courts: _____ | |
| <input type="checkbox"/> Scheduled Community Activities: _____ | | |
| <input type="checkbox"/> Other: _____ | | |

HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association? Yes No

If yes, what is the amount due? \$ _____

Paid Monthly Quarterly Semi-Annually Annually

HOA Name _____ Phone/Email _____

YOUR NEIGHBORHOOD FAVORITES

Everyone loves getting a local's recommendations!
What are your favorites?

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 It is conveniently situated near Beltway 8 and I-10, so it's easy to get anywhere you need to go.
- 2 Only moments away from Memorial City shopping and Memorial Herman Medical Center, the Bunker Hill flagship HEB and the new restaurants and bars going up on Gessner, just a short walk to beautiful Nob Hill Park you're close to everything you need!
- 3 Area and property never flooded.

FAVORITE LOCAL HOT SPOTS

Coffee Shop STARBUCKS Bakery _____

Brunch EMBER AND GREENS Happy Hour DAILY GATHER

Parks NOB HILL PARK Gym/Fitness Studio LA FITNESS GESSNER

Farmer's Market (when & where) _____

Restaurants MIA'S TABLE

Date Night POSTINO TOWN AND COUNTY

Brewery &/or Wine Bar _____

Places to Take the Kids _____

Places to Take Out of Town Guests _____

FAVORITE FRIENDLY NEIGHBORS

Name _____ House # _____ Phone _____

Name _____ House # _____ Phone _____