

# Info for a Successful Offer

RE: 3431 Smart Sands Lane, Fulshear, TX 77441

Seller names:

LeeAnthony L Davis

Listing Agent: Marissa M Davis is non-owner spouse to seller.

Exclusions:

All the below can be purchased separately from the offer / non-contingent upon Offer Sales Price

- Ceiling Speakers in Upstairs Game Room – seller will put cover plates
- Wall Mounted TV' s Inside
- Exterior Speakers under Small Pergola and Sonos speaker bar under Outside TV
- Mini-Split Air/Heating Unit inside Garage – wall will be refinished
- Refrigerator (negotiable)
- Washer & Dryer (dryer negotiable)
- Outdoor Furniture
- All flowered pots (including trellised jasmine)

Included:

- Master Spa Bar Harbor LE 390 gal Spa
- Generac Generator 24 kw installed July 2017
- Ring Cameras – Front and Backdoor
- A Vivint Control Panel (seller will switch out current one with a different model)
- Water Softener
- Wall Mounted TV on Back Patio
- Outside 2 Speakers under Large Pergola
- All electrical and plumbing for Generator
- All electrical for Spa under the Pergola
- All Outdoor Lighting including String Lights

Title Company:

Sarah Pledger @ Frontier Title

23501 Cinco Ranch, F200, Katy, TX 77494

[spledger@frontiertitletexas.com](mailto:spledger@frontiertitletexas.com)

(281) 391-9181

Survey

Existing survey provide with T-47. Buyer's expense if new one is needed.

### Option Period:

- \$50 per day, Max of 7 days preferred.

### Lease Back:

If closing before April 21, 2023, seller lease back through April 23, 2023 at \$100/day preferred.

### Earnest Money:

- 1% preferred

### Offers over list price:

- Include an Appraisal Waiver/Addendum indicating buyer is responsible for the difference in the event of an appraisal discrepancy.
- Include proof of funds for this difference.

### Additional Info for the Buyer:

- New roof installed in November 2021
- All Upstairs Flooring (non-tile), Master and Office installed September 2021
- Generator infrastructure including electrical panel installed July 2021
- All Pergolas professionally built with cover October 2022
- Pool installed in 2017 by Premier Pool and Spas
- Freshly Painted Master Bedroom, Bath, Powder Bath, Office, Upstairs Bedroom
- HVAC serviced yearly – last checked 11/22 – no issues ever.
- Radiant Barrier panels in Attic Roof
- UV Germicide Light inside HVAC – kills germs and bacteria
- Child-Safety Gate on Patio

### Optional Items for Purchase:

Generator unit - \$13,000 (transferrable warranty)

Mini-Split AC/Heat - \$5,000

Game Room Ceiling Speakers - \$930