



# SELLING YOUR HOME WORKBOOK

TRICIA  TURNER  
— GROUP —

# 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 Kitchen Counter Tops - New
- 2 Bathroom cabinets - New
- 3 No carpet

## UNIQUE FEATURES OF YOUR HOME

Solicitors can not see in your front door.

## BEST MEMORIES IN YOUR HOME

## FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Backyard. Space enough to hold parties.

## 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 \_\_\_\_\_

# INTERIOR RENOVATIONS & UPGRADES

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

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input type="checkbox"/> Flooring	_____	_____
<input type="checkbox"/> Paint	_____	_____
<input type="checkbox"/> Kitchen	_____	_____
<input type="checkbox"/> Appliances	_____	_____
<input type="checkbox"/> Water Heater*	_____	_____
<input checked="" type="checkbox"/> A/C* or Heating	<u>2023</u>	<u>7k</u>
<input type="checkbox"/> Plumbing	_____	_____
<input type="checkbox"/> Electrical	_____	_____
<input type="checkbox"/> Master Bath	_____	_____
<input type="checkbox"/> Other Baths	_____	_____
<input type="checkbox"/> Windows	_____	_____
<input type="checkbox"/> Doors	_____	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

\*Age of water heater if it has not been replaced 4 1/2 yrs

\*Age of A/C if it has not been replaced \_\_\_\_\_

# 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 type="checkbox"/> Paint	_____	_____
<input type="checkbox"/> Garage	_____	_____
<input type="checkbox"/> Patio/Deck	_____	_____
<input type="checkbox"/> Landscaping	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Pool	_____	_____
<input type="checkbox"/> Fencing	_____	_____
<input type="checkbox"/> Shed	_____	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

\*Age of roof if it has not been replaced *Previous owner replaced it.  
Not sure when.*

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

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# ROOM DESCRIPTIONS

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

KITCHEN Small

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LIVING ROOM Cozy

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DINING ROOM Small

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MASTER BEDROOM

---

MASTER BATHROOM

---

KIDS ROOMS

---

GUEST BEDROOMS

---

OFFICE

---

GAME ROOM OR BASEMENT

---

OTHER

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# 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 type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Cameras	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Yard Decor	<input 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

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ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

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# 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 _____	\$ 100 <sup>00</sup>
Water <u>Harris County Mud 165</u>	\$ 70 <sup>00</sup>
Gas <u>Center Point</u>	\$ 65 <sup>00</sup>
Internet _____	_____
Phone _____	_____
Cable _____	_____
Trash/Recycle <u>Best Trash 281-313-2378</u>	<u>Price is included w/ water</u>
Security System _____	_____

## OTHER HELPFUL INFORMATION

Trash Day Wed + Sat      Recycle Day Wed.

Alarm Code \_\_\_\_\_ Garage Code \_\_\_\_\_ Pool Code \_\_\_\_\_

Mailbox # 6      Mail Delivery/Pickup Time of Day \_\_\_\_\_

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 checked="" type="checkbox"/> Pool                       | <input type="checkbox"/> Hot Tub              | <input checked="" type="checkbox"/> Playground |
| <input checked="" type="checkbox"/> Clubhouse                  | <input type="checkbox"/> Community Kitchen    | <input type="checkbox"/> Movie Room            |
| <input checked="" 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 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? \$ 400<sup>00</sup>

Paid  Monthly  Quarterly  Semi-Annually  Annually

HOA Name Lancaster HOA Phone/Email Don't Know



# YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

1

2

3

## FAVORITE LOCAL HOT SPOTS

Coffee Shop \_\_\_\_\_ Bakery \_\_\_\_\_

Brunch \_\_\_\_\_ Happy Hour \_\_\_\_\_

Parks \_\_\_\_\_ Gym/Fitness Studio \_\_\_\_\_

Farmer's Market (when & where) \_\_\_\_\_

Restaurants \_\_\_\_\_

Date Night \_\_\_\_\_

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 \_\_\_\_\_

*With gratitude,*

Thank you for *trusting* us with  
your real estate needs.

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