

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 The Back Yard

2

3

UNIQUE FEATURES OF YOUR HOME

The Big Single Pane Windows, Front & Back Security Doors, Tall Timbers out Front, Solar System

BEST MEMORIES IN YOUR HOME

Spring & Summer - outside on the Porch with a Fire Going in the Firepit
Fall & Winter - Inside with a Fire Going in the Fire Place Both are so welcoming & Relaxing it also brings the family together

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

The Best Memories I have is in the Spring & Summertime, Grilling outside with The Family, Also Going to the Rock Center @ the Front of the neighborhood

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"/>	2023	Painted All Rooms, cost \$2,850
<input type="checkbox"/>		Kitchen
<input type="checkbox"/>	2021	Upgrade Everything But the Microwave \$3,000 all was professionally installed
<input type="checkbox"/>	2021	Water Heater* cost \$1175
<input type="checkbox"/>	N/A	NO No Issues
<input type="checkbox"/>	N/A	NO Issues
<input type="checkbox"/>	N/A	no Issues
<input type="checkbox"/>		Master Bath
<input type="checkbox"/>		Other Baths
<input type="checkbox"/>		Windows
<input type="checkbox"/>	2022	Security Doors at on Front & Back of Home cost 1000 \$1500. Installed
<input type="checkbox"/>	N/A	
<input type="checkbox"/>	N/A	

*Age of water heater if it has not been replaced 2 years old

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

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 *	<u>2019</u>	<u>New. Cost \$15000</u>
<input type="checkbox"/> Paint	<u>2023</u>	<u>All Rooms in the Entire House \$2850</u>
<input type="checkbox"/> Garage	<u>N/A</u>	<u>NO Upgrades</u>
<input type="checkbox"/> Patio/Deck	<u>2023</u>	<u>Painted Painted the Ceiling \$900</u>
<input type="checkbox"/> Landscaping	<u>N/A</u>	<u></u>
<input type="checkbox"/> Sprinklers	<u>N/A</u>	<u>Sprinkler System Was here When I bought the Home! Did Not Use</u>
<input type="checkbox"/> Pool	<u>N/A</u>	<u>no pool</u>
<input type="checkbox"/> Fencing	<u>N/A</u>	<u>Fencing Was Here</u>
<input type="checkbox"/> Shed	<u>N/A</u>	<u>no shed</u>
<input type="checkbox"/> Other	<u>N/A</u>	<u></u>
<input type="checkbox"/> Other	<u>N/A</u>	<u></u>

*Age of roof if it has not been replaced New Roof

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

No Repairs Needed

ROOM DESCRIPTIONS

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

KITCHEN Elegant Kitchen, Spacious, Great Spot to hangout with Family & Friends

LIVING ROOM Spacious with Fire Place

DINING ROOM Spacious

MASTER BEDROOM Huge & High Ceilings

MASTER BATHROOM Beautiful, Freshly Painted, Spacious

KIDS ROOMS All Freshly Painted, Spacious

GUEST BEDROOMS N/A

OFFICE N/A

GAME ROOM OR BASEMENT N/A

OTHER N/A

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 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 checked="" type="checkbox"/>
Curtains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Cameras	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Yard Decor	<input type="checkbox"/>	<input checked="" 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

N/A

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

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>Green Mountain Energy</u>	<u>\$ 195.00</u>
Water <u>Harris County</u>	<u></u>
Gas <u>Harris County</u>	<u></u>
Internet <u>Spectrum</u>	<u>\$ 80.00</u>
Phone <u>N/A</u>	<u>N/A</u>
Cable <u>N/A</u>	<u>N/A</u>
Trash/Recycle <u>Harris County</u>	<u></u>
Security System <u>Vivint / Ring</u>	<u>N/A</u>

OTHER HELPFUL INFORMATION

Trash Day Wednesday & Friday Morning Recycle Day Wednesday
Alarm Code N/A Garage Code N/A Pool Code Badge
Mailbox # 4 Mail Delivery/Pickup Time of Day 4pm

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

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 checked="" 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 checked="" type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input checked="" type="checkbox"/> Sports Courts: <u>Tennis, Basketball</u> | |
| <input type="checkbox"/> Scheduled Community Activities: <u>N/A</u> | | |
| <input type="checkbox"/> Other: <u>N/A</u> | | |

HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association? Yes No

If yes, what is the amount due? \$ 500

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Spectrum HOA Phone/Email N/A 281-343-9178

YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Safety + Secure
- 2 Friendly ~~Neighbors~~ Neighbors
- 3 Quite + Respectful Folks

FAVORITE LOCAL HOT SPOTS

Coffee Shop w/A Bakery w/A
Brunch w/A Happy Hour w/A
Parks _____ Gym/Fitness Studio Dynamic Fitness, Planet Fitness
Farmer's Market (when & where) Sprouts Hwy 6 + 529
Restaurants 20+ Restaurants within a 5 mile Radius, F-10
Date Night Multiple Options, Memorial City Mall Is 15 min away
Brewery &/or Wine Bar Towne lake
Places to Take the Kids Towne lake
Places to Take Out of Town Guests Towne lake

FAVORITE FRIENDLY NEIGHBORS

Name w/A House # w/A Phone w/A
Name w/A House # w/A Phone w/A