

ROOM DESCRIPTIONS

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

KITCHEN Unique and easy to maintain

LIVING ROOM Spectacular

DINING ROOM located with plenty room walk thru

MASTER BEDROOM Large and comfortable with bathroom

MASTER BATHROOM Extra large with bathroom

KIDS ROOMS n/v

GUEST BEDROOMS use den for guest room

OFFICE convert den to office has shower + restroom attached

GAME ROOM OR BASEMENT N/A

OTHER _____



YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 *Neighbors*
- 2 *my general environment*
- 3 *location*

FAVORITE LOCAL HOT SPOTS

Coffee Shop *Do not Shop* Bakery *Sheppy Do not.*

Brunch _____ Happy Hour *BBQ*

Parks _____ Gym/Fitness Studio _____

Farmer's Market (when & where) _____

Restaurants *BBQ*

Date Night _____

Brewery &/or Wine Bar _____

Places to Take the Kids *Park*

Places to Take Out of Town Guests *Shopping centers*

FAVORITE FRIENDLY NEIGHBORS

Name *Ethel Mrs* House # *?* Phone *?*

Name _____ House # _____ Phone _____



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 _____
Monday _____
Tuesday _____
Wednesday _____
Thursday _____
Friday _____
Saturday _____

INSTRUCTIONS FOR AGENTS SHOWING YOUR HOME

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

Require guests to Remove Shoes Wear Shoe Covers

Wear Face Masks Use Hand Sanitizer

Special instructions regarding pets _____

Any additional information you would like for us to know



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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Cameras	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input 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

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 _____	_____
Water _____	_____
Gas _____	_____
Internet _____	_____
Phone _____	_____
Cable _____	_____
Trash/Recycle _____	_____
Security System _____	_____

OTHER HELPFUL INFORMATION

Trash Day Monday & Thursday Recycle Day Sat + Sun
Alarm Code N/A Garage Code N/A Pool Code N/A
Mailbox # N/A Mail Delivery/Pickup Time of Day N/A

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



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 checked="" type="checkbox"/> Roof *	<u>HOA</u>	_____
<input checked="" type="checkbox"/> Paint	<u>1999</u>	<u>Painted trimming of front</u>
<input type="checkbox"/> Garage	<u>N/A</u>	_____
<input checked="" type="checkbox"/> Patio/Deck	<u>HOA</u>	<u>indoor outdoor carpet</u>
<input checked="" type="checkbox"/> Landscaping	<u>HOA</u>	_____
<input checked="" type="checkbox"/> Sprinklers	<u>HOA</u>	_____
<input checked="" type="checkbox"/> Pool	<u>HOA</u>	_____
<input checked="" type="checkbox"/> Fencing	<u>HOA</u>	_____
<input checked="" type="checkbox"/> Shed	<u>HOA</u>	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

*Age of roof if it has not been replaced 1999

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED



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 *Comfort down thru the years*
- 2 *The unique design*
- 3 *Location*

UNIQUE FEATURES OF YOUR HOME

my patio, my entrance, & exit.

BEST MEMORIES IN YOUR HOME

Surrounding, basket ball court action tennis court, would like to see & enjoyed the swimming pool back in action

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

In my den

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 checked="" type="checkbox"/> Flooring	_____	<u>Carpet</u>
<input checked="" type="checkbox"/> Paint	_____	_____
<input checked="" type="checkbox"/> Kitchen	<u>1999</u>	_____
<input checked="" type="checkbox"/> Appliances	_____	_____
<input checked="" type="checkbox"/> Water Heater*	<u>1995</u>	_____
<input checked="" type="checkbox"/> A/C* or Heating	_____	_____
<input type="checkbox"/> Plumbing	_____	_____
<input checked="" type="checkbox"/> Electrical	_____	_____
<input checked="" type="checkbox"/> Master Bath	_____	_____
<input checked="" type="checkbox"/> Other Baths	_____	_____
<input checked="" type="checkbox"/> Windows	_____	_____
<input checked="" type="checkbox"/> Doors	_____	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

*Age of water heater if it has not been replaced 1975

*Age of A/C if it has not been replaced 1995



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 checked="" 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 checked="" 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 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? \$ 243.00

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Brigade Homeowners Phone/Email 281 994 7842

