

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 Corner lot, large backyard with patio
- 2 Nice large kitchen
- 3 Nice size bedrooms and game room

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 _____

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	2013	Wood Floors - \$5k
<input checked="" type="checkbox"/> Paint	2024	Interior Painting of walls - \$1k
<input type="checkbox"/> Kitchen		
<input checked="" type="checkbox"/> Appliances	2019	Refrigerator and microwave - \$3k
<input checked="" type="checkbox"/> Water Heater*	2023	Water Heater - \$2k
<input checked="" type="checkbox"/> A/C* or Heating	2022	Furnace - \$5k
<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 checked="" type="checkbox"/> Other	2024	Carpet - \$4k

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

*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 checked="" type="checkbox"/> Roof *	2021	Entire New Roof - \$18k
<input type="checkbox"/> Paint	_____	_____
<input type="checkbox"/> Garage	_____	_____
<input checked="" type="checkbox"/> Patio/Deck	2022	Backyard Concrete Patio - \$5k
<input type="checkbox"/> Landscaping	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Pool	_____	_____
<input checked="" type="checkbox"/> Fencing	2022	Backyard fence - \$4k
<input type="checkbox"/> Shed	_____	_____
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

*Age of roof if it has not been replaced _____

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 Granite countertops, new Moen faucet, wood cabinetry, deep kitchen sink, and nice butler's pantry.

LIVING ROOM Fireplace, high ceilings, ceiling fan, big screen TV

DINING ROOM _____

MASTER BEDROOM High ceilings

MASTER BATHROOM Garden tub, shower, vanity with sitting area, large walk-in closet

KIDS ROOMS _____

GUEST BEDROOMS _____

OFFICE _____

GAME ROOM OR BASEMENT _____

OTHER _____

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 checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Curtains	<input type="checkbox"/>	<input checked="" 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 <u>Reliant</u>	<u>390.00</u>
Water <u>TNG</u>	<u>81.00</u>
Gas <u>Centerpoint</u>	<u>25.00</u>
Internet <u>Xfinity</u>	<u>119.00</u>
Phone _____	_____
Cable _____	_____
Trash/Recycle _____	_____
Security System _____	_____

OTHER HELPFUL INFORMATION

Trash Day Mon and Thurs Recycle Day Thurs
Alarm Code _____ Garage Code _____ Pool Code _____
Mailbox # 2 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 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? \$ 685.00

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Spectrum Assoc. Mgmt. Phone/Email (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 Easy access to I-10
- 2 Elementary school in neighborhood
- 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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