

# YOUR NEIGHBORHOOD FAVORITES

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

## TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Location (everything is close)
- 2 Quiet Neighborhood
- 3 Family Atmosphere

## FAVORITE LOCAL HOT SPOTS

Coffee Shop Kona Roastery Bakery HEB  
Brunch Toasted Volk Happy Hour Stars Bar & Grill  
Parks Central Park Gym/Fitness Studio 24 Hr / Lifetime  
Farmer's Market (when & where) Fulshear (Sat Mornings)  
Restaurants Pano y Vino  
Date Night Carrahas  
Brewery &/or Wine Bar No Label, Halo (Fulshear) Project  
Places to Take the Kids Texas Borders  
Places to Take Out of Town Guests Anthonie's (Simonton)

## FAVORITE FRIENDLY NEIGHBORS

Name \_\_\_\_\_ House # \_\_\_\_\_ Phone \_\_\_\_\_  
Name \_\_\_\_\_ House # \_\_\_\_\_ Phone \_\_\_\_\_

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# 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 checked="" 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 checked="" type="checkbox"/> Dog Park       |
| <input checked="" type="checkbox"/> Walking Path  | <input type="checkbox"/> Hiking Trails        | <input checked="" type="checkbox"/> Bike Path      |
| <input checked="" type="checkbox"/> Golf Course   | <input type="checkbox"/> Sports Courts: _____ |  |
| <input checked="" type="checkbox"/> Scheduled Community Activities: <u>@the Clubhouse</u> |   |  |
| <input type="checkbox"/> Other: _____   |   |  |

## HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association?  Yes  No

If yes, what is the amount due? \$ 1200

Paid  Monthly  Quarterly  Semi-Annually  Annually

HOA Name \_\_\_\_\_ Phone/Email \_\_\_\_\_

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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 <u>Varies</u>	<u>\$ 600</u>
Water <u>MUD #34</u>	<u>\$200</u>
Gas <u>Centerpoint</u>	<u>100</u>
Internet <u>Xfinity</u>	<u>\$114</u>
Phone <u>N/A</u>	<u></u>
Cable <u>Xfinity</u>	<u>\$200</u>
Trash/Recycle <u>Included w/water</u>	<u></u>
Security System <u>Xfinity</u>	<u>varies</u>

### OTHER HELPFUL INFORMATION

Trash Day Mon/Thurs Recycle Day Mon  
Alarm Code — Garage Code — Pool Code —  
Mailbox # C15 Mail Delivery/Pickup Time of Day ?

Any additional tips or information you would like to give the future owners  
Pool / Fitness CTR. tag issued with  
HOA payments

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## 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, 1 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

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## ROOM DESCRIPTIONS

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

KITCHEN Island Kitchen w/ room for breakfast table

LIVING ROOM spacious w/ open ceilings to 2nd floor

DINING ROOM Perfect for Intimate Dinner Parties of 10-12

MASTER BEDROOM Recently Remodded and fresh paint with beautiful picture window to backyard

MASTER BATHROOM Recently Remodeled with walk in shower w/ wall jets and custom quartz countertops and vanity.

KIDS ROOMS very spacious ~~at~~ with walk in closets

GUEST BEDROOMS \_\_\_\_\_

OFFICE built in custom shelves w/ ceiling fans

GAME ROOM OR BASEMENT open to 2<sup>nd</sup> floor spacious with windows

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 type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Washer/Dryer	<input 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 type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Speakers	<input checked="" 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 checked="" type="checkbox"/>
Yard Decor	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" 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  
ring doorbell and BLINK cameras  
w/ alexa view are negotiable

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD  
New Roof 2019 New Upstairs AC 2021  
New Pool Equipment 2020 w/ Heater



# 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>2021</u>	<u>New Condenser</u>
<input type="checkbox"/> Plumbing	_____	_____
<input type="checkbox"/> Electrical	_____	_____
<input checked="" type="checkbox"/> Master Bath	<u>2020</u>	<u>Gutted &amp; Remodeled \$15,000</u>
<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 ?

\*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*	<u>2019</u>	<u>new composition roof</u>
<input checked="" type="checkbox"/> Paint	<u>2023</u>	_____
<input type="checkbox"/> Garage	_____	_____
<input type="checkbox"/> Patio/Deck	_____	_____
<input type="checkbox"/> Landscaping	_____	_____
<input checked="" type="checkbox"/> Sprinklers	<u>2022</u>	<u>New Sprinkler Heads &amp; HUB</u>
<input checked="" type="checkbox"/> Pool	<u>2021</u>	<u>New Heater/Salt &amp; Cell w/Remote</u>
<input checked="" type="checkbox"/> Fencing	<u>2023</u>	_____
<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

\_\_\_\_\_

\_\_\_\_\_

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## 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 Backyard Oasis - Room for Entertainment
- 2 Dining Area for Parties
- 3 Master Bathroom (Spa-like)

### UNIQUE FEATURES OF YOUR HOME

Master Bath -- open concept downstairs  
Laundry & Pantry w/ storage

### BEST MEMORIES IN YOUR HOME

outdoor parties / BBQs

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

Game room perfect for family movie night

### ADDITIONAL FEATURES

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Pool      | <input checked="" type="checkbox"/> Hot Tub         | <input checked="" type="checkbox"/> Fenced in Yard | <input checked="" type="checkbox"/> Sprinkler System |
| <input type="checkbox"/> In-Law Suite         | <input type="checkbox"/> Finished Basement          | <input type="checkbox"/> Unfinished Basement       |  |
| <input checked="" type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Security System | <input type="checkbox"/> Shed                      | <input type="checkbox"/> Workshop                    |
| <input type="checkbox"/> Solar Panels:        | <input type="checkbox"/> Owned                      | <input type="checkbox"/> Leased, Expires: _____    |  |
| <input type="checkbox"/> Other _____          |   |  |  |

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# SELLER & PROPERTY INFORMATION

## SELLER INFORMATION

Owner Benjamin Miller Co-Owner Laura Miller  
Phone 281 948 6403 Phone 832 768 0971  
Email bsm1275@yahoo Email lolly2280@gmail  
Address 23911 Sunset Sky  
Preferred Method of Communication  Call  Text  Email

## PROPERTY INFORMATION

Address \_\_\_\_\_  
(If different from above) Subdivision \_\_\_\_\_  
 Single Family  Multi-Family  Townhouse/Condo  Manufactured  
Square Footage 3255 Lot Size \_\_\_\_\_ Year Built \_\_\_\_\_  
Bedrooms 4 Bathrooms 3 1/2 Floors 2 Garage Spaces 3  
Type of Home  Primary  2nd Home  Investment Property  
Is the home currently rented?  Yes  No  
If yes, when is the lease expiring? \_\_\_\_\_ Rent Amount \$ \_\_\_\_\_  
Overall Condition of the Home  Move In Ready/Renovated  
 Needs Minor Improvements  In Need of Renovation/Repairs  
Reason for Selling \_\_\_\_\_  
Urgency to Sell?  Yes  No Ideal Sale Price \$ \_\_\_\_\_  
Do you owe anything on the property?  Yes: \$ \_\_\_\_\_  No  
If yes, are you current on your mortgage payment?  Yes  No  
Will the home be occupied during the sales process?  Yes  No  
Will you be purchasing a new home?  Yes  No

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