



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 Good Neighborhood
- 2 Close to Pool / playground
- 3 Spacious

UNIQUE FEATURES OF YOUR HOME

Big game room, Big backyard, 2 dining Rooms

BEST MEMORIES IN YOUR HOME

Family functions - enough room for family functions

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Backyard, Spacious and has a deck.

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 checked="" type="checkbox"/>	2024	Modern Grey tone \$3,500
<input type="checkbox"/>		Kitchen
<input checked="" type="checkbox"/>	2015	Upgraded fans in living room, Master and 2nd bc ^{\$500}
<input type="checkbox"/>		Water Heater*
<input type="checkbox"/>		A/C* or Heating
<input type="checkbox"/>		Plumbing
<input type="checkbox"/>		Electrical
<input type="checkbox"/>		Master Bath
<input type="checkbox"/>		Other Baths
<input checked="" type="checkbox"/>	2024	New Blinds \$1000 600
<input type="checkbox"/>		Doors
<input checked="" type="checkbox"/>	2024	Grey Wood Flooring \$7,000
<input checked="" type="checkbox"/>	2015	Upgraded breakfast lighting \$200

*Age of water heater if it has not been replaced 1 year

*Age of A/C if it has not been replaced 20 years

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>2018</u>	<u>New Roof</u>	<u>\$10,000</u>
<input type="checkbox"/> Paint	_____	_____	_____
<input type="checkbox"/> Garage	_____	_____	_____
<input checked="" type="checkbox"/> Patio/Deck	<u>2015</u>	<u>Deck</u>	<u>\$2,500</u>
<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 10 years

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 Large Countertop Space, Island w/ Sink

LIVING ROOM Good natural lighting

DINING ROOM Two Dining Rooms (breakfast Room)

MASTER BEDROOM Spacious room and big Walk-in Closet.
Wood flooring

MASTER BATHROOM _____

KIDS ROOMS Wood flooring, Spacious room, good natural lighting

GUEST BEDROOMS Wood flooring

OFFICE _____

GAME ROOM OR BASEMENT Spacious game room, Wood flooring.

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

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

Tile Flooring ~~is~~ all downstairs

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># Gexa</u>	<u>\$250</u>
Water <u>North Mission Glen Mud</u>	<u>\$80</u>
Gas <u>Centerpoint</u>	<u>\$35</u>
Internet <u>Comcast / Xfinity</u>	<u>\$65</u>
Phone <u>N/A</u>	
Cable <u>Comcast / Xfinity</u>	<u>\$65</u>
Trash/Recycle <u>N/A</u>	
Security System <u>N/A</u>	

OTHER HELPFUL INFORMATION

Trash Day Tuesday / Friday Recycle Day N/A
Alarm Code _____ Garage Code N/A Pool Code _____
Mailbox # #2 / middle unit Mail Delivery/Pickup Time of Day Monday - Saturday

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

YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Safe
- 2 Good location / Close to stores
- 3 Close to middle and elementary schools / walking distance

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 _____