

INTERVIEW WITH SELLER

Valuable insight on owning this home.

PROPERTY ADDRESS: 15310 Ochre Leaf trail
Wypress, TX 77433

1. Why did you decide to buy this home for yourself?

The schools, I knew it was a great neighborhood to raise my kiddos and I loved the fact that it was a 1 story home in a cul-de-sac in the more matured part of Fairfield.

2. What do you think are the best features of your home?

I love the layout, & the fact that it is in a ~~cul-de-sac~~ cul-de-sac in the ^{open concept} older part of Fairfield that is fairly quiet with great neighbors.

3. Tell me what you like best about your neighborhood?

The community really takes care of its' own. Fairfield is a great community. Its like living in a small close-knit town.

4. What are your favorite places for recreation, shopping and eating nearby?

I love La Viva, great food & drinks, my kids love when I take them to the movies at "The CW", I love the convenience of having everything in ~~the~~ the neighborhood [shopping, groceries, restaurants, hospital, bank, ect.]

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	200-350	70-100
Average Gas Bill	30 ⁰⁰	30-50
Average Water Bill	80-100	60 60-80

6. How old are the following items?

	UNIT 1	UNIT 2
Air Conditioning	22 yrs old MINIMUM	
Furnace	22 yrs old 22	
Water Heater	6 yrs. old	
Dishwasher	MINIMUM	
Garbage Disposal	3 yrs. old	
Pool	—	
Pool Pumps	—	

7. Please List any updates/upgrades made to property.

UPGARDES/UPDATES	YEAR COMPLETED
NEW ROOF + installed gutters	2020
New water heater	2018
Replaced garage door + installed gutters	2018
Replaced carpet in all rooms + flooring	2021
Replaced ROOF Fence	2023
Replaced Countertops in Kitchen	2021

EXCLUSIONS

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

NO YES (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

9. Are there any non-realty items you would like to include with the sale of the property?

NO YES

If yes, please list any non-realty items below:

Washer/dryer, stove, dishwasher, refrigerator, security system
(cameras | TV | equipment)