

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 The pool area
- 2 The huge pantry
- 3 The size of all the rooms

UNIQUE FEATURES OF YOUR HOME

Very unique cul-de-sac lot that we were able to build a backyard oasis on.

BEST MEMORIES IN YOUR HOME

We built and moved in during Covid so lots of family togetherness spent here.

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

I love the sitting area in the master because I like to read and it's got a great view of the pool

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	2022	The entire downstairs tile was redone due to a defect. Replaced with a substantial upgrade.
<input checked="" type="checkbox"/> Paint	2022	Repainted all the common areas with upgraded Sherwin Williams paint
<input type="checkbox"/> Kitchen		
<input type="checkbox"/> Appliances		
<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 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 4

*Age of A/C if it has not been replaced 4

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 type="checkbox"/> Roof *	_____	_____
<input type="checkbox"/> Paint	_____	_____
<input type="checkbox"/> Garage	_____	_____
<input checked="" type="checkbox"/> Patio/Deck	2022	Put in pool and decking
<input checked="" type="checkbox"/> Landscaping	2023	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input checked="" type="checkbox"/> Pool	2022	Put in pool and hot tub
<input type="checkbox"/> Fencing	_____	_____
<input type="checkbox"/> Shed	_____	_____
<input checked="" type="checkbox"/> Other	2020	Custom mud bench by garage entrance
<input type="checkbox"/> Other	_____	_____

*Age of roof if it has not been replaced ⁴ _____

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

None known

ROOM DESCRIPTIONS

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

KITCHEN Lots of cabinet space, huge pantry, under cabinet lighting,
slide out shelves in cabinets, butlers pantry

LIVING ROOM Custom stone fireplace, custom built ins,
wood beams

DINING ROOM Large - fits table for 8 and as room for a
china hutch too

MASTER BEDROOM Very large with great sitting area

MASTER BATHROOM Upgraded spa shower with body
sprayers and rain shower head

KIDS ROOMS All large with walk in closets

GUEST BEDROOMS _____

OFFICE referred to as a flex room - huge with lots
of options for use

GAME ROOM OR BASEMENT built in cabinets for game and
book storage

OTHER media room - custom paint and speakers with sub woofer

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"/>	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 checked="" 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 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

Fridge and W&D could be negotiated. Media room furniture, dining room and patio

furniture are negotiable as well.

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 Juice _____	300 - 400 (hot months) _____
Water SIENV - Willowpoint MUD _____	150 - 250 (hot months) _____
Gas Centerpoint _____	50ish _____
Internet XFINITY _____	_____
Phone _____	_____
Cable XFINITY _____	_____
Trash/Recycle included with water _____	_____
Security System _____	_____

OTHER HELPFUL INFORMATION

Trash Day Tues/Fri Recycle Day Tues
Alarm Code _____ Garage Code _____ Pool Code _____
Mailbox # 14 Mail Delivery/Pickup Time of Day 4-5 PM

Any additional tips or information you would like to give the future owners
It's a great house and we hate we are having to leave it so early.

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 checked="" type="checkbox"/> Clubhouse | <input type="checkbox"/> Community Kitchen | <input type="checkbox"/> Movie Room |
| <input checked="" type="checkbox"/> Picnic Area | <input checked="" type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input checked="" type="checkbox"/> Walking Path | <input checked="" type="checkbox"/> Hiking Trails | <input checked="" type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input checked="" type="checkbox"/> Sports Courts: <u>Tennis</u> | |
| <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? \$ 1000.00

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Trails of Katy HOA Phone/Email _____

YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 So very friendly. We have lots of friends here and hang out often.
- 2 The cul-de-sac is quiet and the littles like playing out there in the evenings
- 3 Quick access to I10 is huge when going to and coming home from work

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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