

SELLER & PROPERTY INFORMATION

SELLER INFORMATION

Owner Patricia Crump Co-Owner Roderick Crump
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Address 28215 Shorecrest LN Katy, TX 77494
Preferred Method of Communication Call Text Email

PROPERTY INFORMATION

Address _____
(If different from above)

Subdivision Trails of Katy

Single Family Multi-Family Townhouse/Condo Manufactured

Square Footage 3718 Lot Size 9770 Year Built 2020

Bedrooms 4 Bathrooms 3 1/2 Floors 2 Garage Spaces 2

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 Moving

Urgency to Sell? Yes No Ideal Sale Price \$ 617K

Do you owe anything on the property? Yes: \$ 323,000 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

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 Layout
- 2 Location
- 3 Naty school district

UNIQUE FEATURES OF YOUR HOME

Huge Island for entertaining

BEST MEMORIES IN YOUR HOME

Family Events / hosting

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Kitchen / family room - space to mix and mingle with friends and family (open)

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	<u>2023</u>	<u>Tile 1st floor \$ 13,000</u>
<input type="checkbox"/> 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 yrs

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

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 type="checkbox"/> Patio/Deck	_____	_____
<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 4 yrs

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 island

LIVING ROOM open

DINING ROOM _____

MASTER BEDROOM Nice size

MASTER BATHROOM _____

KIDS ROOMS _____

GUEST BEDROOMS _____

OFFICE Two work places in home

GAME ROOM OR BASEMENT large same room

OTHER Ponus room - Media room

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 checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" 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 checked="" type="checkbox"/>
<u>out door kitchen</u>	<input checked="" 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

_____ *n/a*

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

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 8am - 7pm
Monday 8am - 7pm
Tuesday 6am - 7pm
Wednesday 8am - 7pm
Thursday 8am - 7pm
Friday 8am - 7pm
Saturday 8am - 7pm

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

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>Discount Power</u>	<u>\$150</u>
Water	<u>Si Envas</u>	<u>\$ 100</u>
Gas	<u>Centerpoint</u>	<u>\$ 40</u>
Internet	<u>Xfinity</u>	<u>\$100</u>
Phone	<u></u>	<u></u>
Cable	<u>Xfinity</u>	<u>\$100</u>
Trash/Recycle	<u>Si Envas</u>	<u>\$60</u>
Security System	<u>Brinks</u>	<u>\$55</u>

OTHER HELPFUL INFORMATION

Trash Day Tues / Fri Recycle Day Tues / Fri
Alarm Code _____ Garage Code _____ Pool Code _____
Mailbox # 5 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 checked="" type="checkbox"/> Picnic Area | <input checked="" 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 checked="" 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? \$ 1,000

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Sterling Association Phone/Email 832-678-4500
Services

YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Quiet
- 2 Location
- 3 Scenery

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 No Label

Places to Take the Kids _____

Places to Take Out of Town Guests _____

FAVORITE FRIENDLY NEIGHBORS

Name _____ House # _____ Phone _____

Name _____ House # _____ Phone _____