

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 Amount of storage in home (ex: shop storage)
- 2 large lot / NO HOA / location
- 3 single story & large rooms

UNIQUE FEATURES OF YOUR HOME

attached shop in garage; lots of storage; built ins; kitchen cabinet access from both sides; circle driveway

BEST MEMORIES IN YOUR HOME

large family gatherings

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

large family room to relax; kitchen w/plenty of counter space to cook.

ADDITIONAL FEATURES

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Pool | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Fenced in Yard | <input 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 type="checkbox"/> Security System | <input checked="" type="checkbox"/> Shed | <input checked="" type="checkbox"/> Workshop |
| <input type="checkbox"/> Solar Panels: | <input type="checkbox"/> Owned | <input type="checkbox"/> Leased, Expires: _____ | |
| <input type="checkbox"/> 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.

Approximate 2014 upgrades \$100,000.00

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/>	<u>2014</u>	<u>large tiles (new carpet 2 Bedrooms only)</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>inside & out</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>appliances, ^{quartz} counters, ^{under-cabinet lighting} backsplash, pulls</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>New GE, Bosch dishwasher</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>NEW in laundry room</u>
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	<u>2014</u>	<u>electrical wiring & switches</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>new sink, faucet, ^{heater fan} countertops, toilet</u>
<input checked="" type="checkbox"/>	<u>"</u>	<u>" " " " " "</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>double paned & blinds</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>wood front door & storm door, patio slider</u>
<input checked="" type="checkbox"/>	<u>2014</u>	<u>gas log & starter</u>
<input type="checkbox"/>	_____	_____

*Age of water heater if it has not been replaced 2014

↓ *Age of A/C if it has not been replaced 2004 inspector said. My grandmother did NOT run A/C unless family gathering. Maintained regular checks. So my parents did not need to replace in 2014 when they purchased due to this. And they had regular check & maintenance. Works well.

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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>2014</u>	<u>new</u>
<input checked="" type="checkbox"/> Paint	<u>2014</u>	<u>Paint & any wood repairs</u>
<input checked="" type="checkbox"/> Garage	<u>2014</u>	<u>garage door openers</u>
<input checked="" type="checkbox"/> Patio/Deck	<u>2014</u>	<u>new slider door</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 2014

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 tons of storage, large walk in pantry, lots of counter space, under cabinet lighting, side access to back of cabinets


LIVING ROOM large size, high ceilings, lg tiles on floor built in storage, fireplace (brick) w/gas logs & glass doors


DINING ROOM chair rail moldings, large window

MASTER BEDROOM lg walk in closet w/built ins, large size, split plan bedrooms,

MASTER BATHROOM seperate dressing area, lg walk in shower w/safety ^{handles} bars, built in storage

KIDS ROOMS large size, split bd plan,

GUEST BEDROOMS 

OFFICE  one bedroom has tile floor - could be office area

GAME ROOM OR BASEMENT

OTHER Attached shop = large size, work table, safe, whole wall of cabinets + more, window unit A/C.

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 <i>has been removed</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Washer/Dryer " "	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Dehumidifier <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Curtains / blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / <u>No</u>	<input type="checkbox"/>
Speakers <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Cameras <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Patio Awning <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
Yard Decor <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input checked="" type="checkbox"/>
<u>Work table</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / <u>No</u>	<input type="checkbox"/>
<u>Safe</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / <u>No</u>	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

House key is access to all door locks including shop & shed.

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>power to choose . org</u>	_____
Water <u>city of Tomball</u>	_____
Gas <u>" "</u>	_____
Internet _____	_____
Phone _____	_____
Cable _____	_____
<u>Trash/Recycle</u> <u>Mon. & Thues (city)</u>	_____
Security System _____	_____

OTHER HELPFUL INFORMATION

Trash Day M & Th Recycle Day ?

Alarm Code _____ Garage Code _____ Pool Code _____

Mailbox # _____ Mail Delivery/Pickup Time of Day _____

Any additional tips or information you would like to give the future owners
Yellow envelope w/ house papers in top of pantry along w/
light bulb supply my mom had for house - Original blueprint 1980
designs in blue bag in laundry room closet.

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 type="checkbox"/> Pool | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Community Kitchen | <input type="checkbox"/> Movie Room |
| <input type="checkbox"/> Picnic Area | <input type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input type="checkbox"/> Walking Path | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> Sports Courts: _____ | |
| <input type="checkbox"/> Scheduled Community Activities: <u>City of Tomball has lots of community activities.</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? \$ _____

Paid Monthly Quarterly Semi-Annually Annually

HOA Name _____ 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 close to schools, shopping, hospitals ...
- 2 great neighbors to side & back of property.
- 3

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 _____