

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 Patio / Backyard
- 2 Neighbors
- 3 Location w/ in neighborhood

UNIQUE FEATURES OF YOUR HOME

Golf course views, New covered patio

BEST MEMORIES IN YOUR HOME

Celebrations w/ friends, families, and neighbors

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Backyard w/ pool views + outdoor patio

ADDITIONAL FEATURES

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Pool | <input checked="" type="checkbox"/> Hot Tub | <input checked="" 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 type="checkbox"/> Shed | <input type="checkbox"/> Workshop |
| <input type="checkbox"/> Solar Panels: | <input checked="" 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.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Flooring	2021	Carpet Upstairs + Master Bedroom 5K
<input checked="" type="checkbox"/> Paint	2021	Painted interior of home / \$10K
<input type="checkbox"/> Kitchen		
<input checked="" type="checkbox"/> Appliances	2022/ 2023	Stove top (2022) - 6K Dishwasher (2023) - 2K
<input checked="" type="checkbox"/> Water Heater*	2019	2K
<input checked="" type="checkbox"/> A/C* or Heating	2019	8K (AC) 4K (Heater)
<input checked="" type="checkbox"/> Plumbing	2022	Replaced Toilets in house \$2,400
<input type="checkbox"/> Electrical		
<input type="checkbox"/> Master Bath		
<input type="checkbox"/> Other Baths		
<input checked="" type="checkbox"/> Windows	2023	Shutters / window covering throughout house - 12K
<input type="checkbox"/> Doors		
<input checked="" type="checkbox"/> Other	2023	Patio - 110K
<input checked="" type="checkbox"/> Other	2019	Air Ducts - 3K

*Age of water heater if it has not been replaced N/A

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

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>2019</u>	<u>New Roof - 10K</u>
<input type="checkbox"/> Paint	<u> </u>	<u> </u>
<input type="checkbox"/> Garage	<u> </u>	<u> </u>
<input checked="" type="checkbox"/> Patio/Deck	<u>2023</u>	<u>Patio - 110K</u>
<input checked="" type="checkbox"/> Landscaping	<u>2023</u>	<u>3K</u>
<input type="checkbox"/> Sprinklers	<u> </u>	<u> </u>
<input type="checkbox"/> Pool	<u> </u>	<u> </u>
<input checked="" type="checkbox"/> Fencing	<u>2022</u>	<u>Wood Fence Replaced - 6K</u>
<input type="checkbox"/> Shed,	<u> </u>	<u> </u>
<input checked="" type="checkbox"/> Other	<u>2023</u>	<u>Siding on front of House - 8K</u>
<input checked="" type="checkbox"/> Other	<u>2019</u>	<u>Gutters - 5K</u>

*Age of roof if it has not been replaced _____

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 Oversized island + brick accent wall

LIVING ROOM View of Golf Course

DINING ROOM Built in cabinets w/in dining room

MASTER BEDROOM Golf Course views

MASTER BATHROOM Walk in custom closets, built in cabinets + size of room

KIDS ROOMS (1) En Suite + (1) w/ ~~completed~~ floored off attic, All have walk in closets

GUEST BEDROOMS n/a

OFFICE n/a

GAME ROOM OR BASEMENT ~~n/a~~ Size of game room

OTHER Covered patio

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 checked="" type="checkbox"/> <i>only in laundry room</i>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input 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 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

Outdoor T.V, fans, speaker stay + current fixtures in house

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

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>TXU Energy</u>	<u>\$ 400</u>
Water <u>PB mod</u>	<u>\$ 50</u>
Gas <u>Centerpoint</u>	<u>\$ 50</u>
Internet <u>Comcast / Xfinity</u>	<u>\$ 100</u>
Phone <u>N/A</u>	<u>N/A</u>
Cable <u>Comcast / Xfinity</u>	<u>\$ 200</u>
Trash/Recycle <u>Green for Life</u>	<u>included in water/sewage</u>
Security System <u>ADT</u>	<u>\$ 60</u>

OTHER HELPFUL INFORMATION

Trash Day Monday / Thursday Recycle Day Thursday
Alarm Code N/A Garage Code 0901 Pool Code N/A
Mailbox # N/A Mail Delivery/Pickup Time of Day 3:00 pm

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

Will provide pool, yard, pest control contacts for buyer

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 checked="" 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 type="checkbox"/> Picnic Area | <input type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input checked="" type="checkbox"/> Walking Path | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Bike Path |
| <input checked="" type="checkbox"/> Golf Course | <input checked="" type="checkbox"/> Sports Courts: _____ | |
| <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? \$ 450.⁰⁰

Paid Monthly Quarterly Semi-Annually Annually

HOA Name POA Phone/Email 281.344.9496

YOUR NEIGHBORHOOD FAVORITES

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

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

- 1 Schools
- 2 Parks
- 3 People

FAVORITE LOCAL HOT SPOTS

Coffee Shop Mugz Bakery _____
Brunch _____ Happy Hour Montes
Parks Pitts Park Gym/Fitness Studio EOS / 9 ROUND
Farmer's Market (when & where) _____
Restaurants Lomontes / Montes
Date Night Lomontes / pier 36
Brewery &/or Wine Bar Running walker
Places to Take the Kids Pitts Park
Places to Take Out of Town Guests _____

FAVORITE FRIENDLY NEIGHBORS

Name Jimmy Jones House # _____ Phone _____
Name Trey Barton House # _____ Phone _____

With gratitude,

Thank you for *trusting* us with
your real estate needs.

TRICIA  TURNER
— GROUP —

