

**1406 Althea Houston, TX 77018**  
FAQ's and Supplemental Information

**Section 1 -**

The items below are questions frequently asked by buyers who might be interested in a property. Having this info ahead of time will help us respond to buyers more quickly and efficiently. We may also incorporate some of this info in our marketing materials.

1. In the space provided below, please list all the special features and upgrades that should be highlighted in the marketing materials (anything that would be a selling point).

a. **Examples:**

- i. Any top-of-the line appliances like Sub-zero or Wolf?
- ii. Any designer finishes?
- iii. What kind of flooring and countertops does each room have?
- iv. Any special light fixtures?
- v. Entertainment and sound systems?
- vi. Are the windows a special energy-efficient brand?
- vii. Cabinetry?

All Wolf appliances. All fixtures are through Ferguson. The entry way and master bath chandeliers were special orders through Ferguson (I believe we have the Ferguson receipt.) All real hardwood floors and doors. Not sure about the countertops but high end. Plantation shutters on all windows. High end grill in the backyard. Pool and spa are heatable and have lights. Mosquito misting system has been installed and service can be continued with a monthly subscription to be picked up by the buyer.

2. What is the neighborhood and community like? Are there any clubs? Any

Assuming that y'all have this one covered with your knowledge of Oak Forest.

3. If known, what material is the roof made out of?

Not sure.

4. AC:

a. How many condenser units?

I believe 2

b. What is the size (i.e. tonnage) of each?

not sure but large

c. Identify each of the thermostat zones:

*first floor together and on its own and second floor together and on its own*

5. Average monthly cost of utilities? (This information won't be public, but we'll want it handy in case a buyer asks.)

a. Electricity:

150-250

b. Water:

200-350

c. Gas:

50-100

d. Any others?

mosquito misting maintenance - 100-150  
Lawncare - 125-150  
Pool cleaning - 160

6. What internet providers are available, and if known, is fiber-optic internet available?

Xfinity I believe

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## **Section 2 -**

In this section, some of the questions are related to information needed in the MLS for a complete and accurate listing. Other questions are part of our due diligence, to make sure we completely understand and are aware of any factors that might affect the sale and/or title to the property.

7. Are there any appliances that you do not intend to stay with the property?

no, but we will mostly take the deep freezer in the garage

8. Are there any permanently attached accessories (e.g. NEST thermostat, Ring doorbell, blinds, curtains/drapes, ceiling fans, TV mounts, etc.) that you do not intend to stay with the property? (i.e. Exclusions)

we have tvs mounted throughout the house that we can keep there. Ring camera is installed but we will most likely remove it.

9. Do you have an existing survey available?

would have to look for it

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10. Are there any deed restrictions or other types of restrictions?

(For example, does the HOA prohibit certain dog breeds? Is the home subject to any income restrictions? Etc?)

not that we are aware of

11. Does the home have any Energy Certifications? (e.g. Energy Star Qualified Home, LEED for Homes, etc.)?

Not that we are aware of

12. Are you current on the mortgage and all other financial obligations related to the property, such as HOA dues, property taxes, etc.? If not, please explain.

Yes

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13. To your knowledge, are there any other liens or encumbrances against the property?

No

14. List any Municipal Utility Districts (MUD), Public Improvement Districts (PID), or other districts providing water, sewer, drainage, or flood control facilities and services:

none

15. Are any Sellers defined as a "foreign person" by federal law and/or for FIRPTA tax purposes? If yes, please identify who.

No