

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 Lots of natural light; New Orleans Architectual charm; Living Room & Dining Room;
- 2 Large front and back yards; off-street parking
- 3 LOCATION! 10-15 minutes to downtown/French Quarter and 15-20 minutes to Metairie, etc.
Quiet neighborhood with great neighbors

UNIQUE FEATURES OF YOUR HOME

Never flooded; Off-street parking for about 6 cars; architectual details; lots of closets

BEST MEMORIES IN YOUR HOME

Our daughter's slumber parties; Backyard BBQs

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

Living room and sunroom due to natural light; backyard

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.

<input checked="" type="checkbox"/> UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Flooring	<u>2021</u>	In upper rear, removal of carpet and replaced subflooring 3,000
<input checked="" type="checkbox"/> Paint	<u>2021</u>	Both apartments interior painting 4,000
<input type="checkbox"/> Kitchen	<u> </u>	
<input checked="" type="checkbox"/> Appliances	<u>2024</u>	Replaced appliances when necessary; new refrigerator 2024 and new dryer 2022
<input type="checkbox"/> Water Heater*	<u> </u>	
<input checked="" type="checkbox"/> A/C* or Heating	<u> </u>	Replaced and cleaned AC/Heating units throughout the years; Last one in 2024 4,500
<input checked="" type="checkbox"/> Plumbing	<u>2021/2026</u>	2021-Major plumbing repairs/replacements 2026 - Minor repairs/cleanings
<input checked="" type="checkbox"/> Electrical	<u>2022</u>	Electrical updates throughout the years with the last one in 2022
<input checked="" type="checkbox"/> Master Bath	<u>2018</u>	New tiling in upper, rear bath
<input type="checkbox"/> Other Baths	<u> </u>	
<input checked="" type="checkbox"/> Windows	<u>2021</u>	Replaced 4 windows in upper, rear unit, large back room 5,000
<input type="checkbox"/> Doors	<u> </u>	
<input type="checkbox"/> Other	<u> </u>	
<input type="checkbox"/> Other	<u> </u>	

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

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

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.

<input checked="" type="checkbox"/> UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Roof *	<u>2022</u>	Replace entire roof including adding a pitch to flat roof in rear 12,000
<input type="checkbox"/> Paint	<u> </u>	
<input type="checkbox"/> Garage	<u> </u>	
<input checked="" type="checkbox"/> Patio/Deck	<u>2026</u>	Replaced deck stairs 500
<input type="checkbox"/> Landscaping	<u> </u>	
<input type="checkbox"/> Sprinklers	<u> </u>	
<input type="checkbox"/> Pool	<u> </u>	
<input type="checkbox"/> Fencing	<u> </u>	
<input type="checkbox"/> Shed	<u> </u>	
<input checked="" type="checkbox"/> Other	<u>2020</u>	Replaced rear and side wood siding
<input checked="" type="checkbox"/> Other	<u>2018</u>	Replaced exterior, rear stairs to upper apartment

*Age of roof if it has not been replaced

HOME REPAIRS THAT HAVE NOT YET BEEN COMPLETED

Exterior painting

ROOM DESCRIPTIONS

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

KITCHEN Spacious, open, functional

LIVING ROOM Lots of natural light, original wood flooring, architectural details, spacious

DINING ROOM Same as Living room

MASTER BEDROOM

MASTER BATHROOM

KIDS ROOMS

GUEST BEDROOMS

OFFICE

GAME ROOM OR BASEMENT

OTHER

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"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input type="checkbox"/>
Washer/Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input type="checkbox"/>
Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input checked="" type="checkbox"/>
Speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input checked="" type="checkbox"/>
Cameras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input checked="" type="checkbox"/>
Patio Awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input checked="" type="checkbox"/>
Yard Decor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input type="checkbox"/>
Some blinds _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes / No <input type="checkbox"/>	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

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>Entergy</u>	_____
Water <u>Sewerage & Water Board</u>	_____
Gas <u>Delta Utilities</u>	_____
Internet _____	_____
Phone _____	_____
Cable _____	_____
Trash/Recycle <u>City</u>	_____
Security System <u>N/A</u>	_____

OTHER HELPFUL INFORMATION

Trash Day Tuesday Recycle Day Tuesday

Alarm Code _____ Garage Code _____ Pool Code _____

Mailbox # _____ Mail Delivery/Pickup Time of Day _____

Homeowner's Insurance Costs:
(Please Send Dec Page)

Flood Insurance Costs:
(Please Send Dec Page)

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

Brand new paving on street

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: _____ | | |
| <input checked="" type="checkbox"/> Other: <u>Off-street parking: 2 very long driveways; 1 per apartment</u> | | |

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 Quiet neighborhood with friendly neighbors
- 2 Convenient location to all areas of town by car, streetcar and bus
Walking distance to grocery, bank, pharmacy, eateries, etc.
- 3 Nearby park and playground

FAVORITE LOCAL HOT SPOTS

Coffee Shop Rue de la Course Bakery Breads On Oak

Brunch Riccobono's Happy Hour Boucherie

Parks Marsalis Harmony Park (Palmer) Gym/Fitness Studio Yes, Yoga

Farmer's Market (when & where) Art Market; Festivals; Music in Marsalis Harmony park

Restaurants Lebanon's Cafe, Bourree, Juan's Flying Burrito

Date Night Aguasanta

Brewery &/or Wine Bar Oak & Ale, Oak Street Brewery

Places to Take the Kids Carrolton Library, Streetcar ride, Blue Cypress Books, Marsalis park

Places to Take Out of Town Guests Jacques-Imo's, Maple Leaf Bar, Rock n Bowl

FAVORITE FRIENDLY NEIGHBORS

Name _____ House # _____ Phone _____

Name _____ House # _____ Phone _____