

## Utility Information and Costs

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: 19a V2 CR 2316 Canton, TX

# of People Living in Home: 3 Adults: 2 Children: 1

Approx. Thermostat Temperature Setting in Summer: 68° Winter: 67°

Month	Year	Electric	Gas propane	Water	Trash	Other:
January	2018	ave.		well	23.50	
February		300.00	100 Gal.			
March		monthly	ayr			
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total			\$275.00 yr		282.00	
Average		300.00 a month	100 a year gal		23.50 month	

What providers are used currently for the following services?

Electric	<u>TRFC</u>	phone #	<u>1-800 967-9324</u>
Water	<u>well</u>	phone #	<u>—</u>
Sewer	<u>septic</u>	phone #	<u>—</u>
Trash	<u>Cliff's Disposal</u>	phone #	<u>903-963-3561</u>
Propane	<u>Automatic Gas</u>	phone #	<u>903-567-4446</u>
Natural Gas	<u>—</u>	phone #	<u>—</u>
Phone Company	<u>Cell phones</u>	phone #	<u>—</u>
Cable/Satellite	<u>AT&amp;T</u>	phone #	<u>?</u>
Internet	<u>Vistasat</u>	phone #	<u>?</u>

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

# Property Features Updates and Upgrades

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Property Address: 199 VZ CR 2316

Item Updated/Upgraded	Date	Description	Approx. Cost
<del>A/C Outside Compressor</del> downstairs A/C heating	Appx 2004		\$6,500.00
<del>A/C Inside Coil/Furnace</del> upstairs heating	Sept. 2018		\$1,800.00
Curtains/Blinds	—		
Ceiling Fans/Fixtures	—		
Countertops	Feb 2019	granit countertops	
Cabinets	—		
Deck	—		
Doors	2017	Back doors	\$300.00
Electrical	—		
Faucets	2014	Bathroom (master)	\$150.00
<del>Fence</del> Flooring	—	Tile in master Bath	\$1,000.00
Fireplace Flooring	Jan 2005	Tile in laundry room	\$2,500.00
Flooring	Jan. 2005	Kitchen - TV room	?
	June 2010	Living room Bedroom	
Garage Door/Opener	—	carpet on stairs & upstairs	\$4,000.00
Insulation	2017	foam insulation in attic	\$3,400.00
Landscaping	—		
Paint	Oct 2018	outside of house	\$4,000.00
Roof	2018 →	Hardy siding on outside	\$6,500.00
Sinks	2017 —	Composition & out Building	\$9,600.00
Septic System	—		
Sprinkler System	—		
<del>Well</del> water well	appx. 15 yrs. ago		\$12,000.00
Water Heater	Feb 2019		
Windows	Feb 2019	downstairs	6,500.00
Other:	Spring 2018	windows	
Other:		windows upstairs	\$1,080.00

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Additional Property Info and FAQs Answered by Seller

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Property Address: 199 VZCR 2316 Canton, TX

Is there a survey on the property? yes If yes, do you have a copy? ✓

What builder built the home? Bobby Chaney

How many owners has the home had? 1

For properties with acreage, how much is wooded? none Open? 7.81

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? no

Is there Ag. exemption on the property? yes If so, for what activity? cattle and hay

Are there any recorded/unrecorded easements? no

Are there any written or oral leases (including minerals)? yes If so, what are they and with whom?

Is the property in a Homeowner's Association? no If so, what are the amount and frequency of the dues?

24 Hour Outage System - (800) 967-9324  
24 Hour Automated Service - (800) 720-3584  
Office - (972) 932-2214 or (800) 766-9576  
Web Site - [www.tvec.net](http://www.tvec.net)

Please see reverse side for explanation of PCRF and customer charges

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## Co-op News

**You would never skip oil changes and maintenance on your car, but did you know it is important for your heater too? A tune-up can increase efficiency and save you money.**

**KEEP**