

* SECONDARY RESIDENCE - ELECTRIC & WATER ARE NOT REPRESENTATIVE OF A FULL-TIME RESIDENCE

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 1540 VZ CR 4602, BEN WHEELER, TX 75754 *

of People Living in Home: 2 Adults: 2 Children: _____

Approx. Thermostat Temperature Setting in Summer: _____ Winter: _____

Month	Year	Electric	Gas	Water	Trash	Other: <u>INTERNET</u>
January	2019	85.		33.		94.
February	2019	116.		33.		94.
March	2019	76.		32.		94.
April	2018	78.		67.		94.
May	2018	81.		62.		94.
June	2018	87.		99.		94.
July	2018	97.		98.		94.
August	2018	100.		73.		94.
September	2018	91.		118.		94.
October	2018	68.		90.		94.
November	2018	69.		34.		94.
December	2018	100.		33.		94.
Total						
Average						

What providers are used currently for the following services?

Electric TRINITY VALLEY ELECTRIC COOP phone # 972-932-2214 OR 800-766-9576

Water BEN WHEELER WATER SUPPLY phone # 903-833-5206

Sewer _____ phone # _____

Trash _____ phone # _____

Propane _____ phone # _____

Natural Gas _____ phone # _____

Phone Company _____ phone # _____

Cable/Satellite _____ phone # _____

Internet HUGHES NET phone # 866-347-3292

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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Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2012	NEW A/C	\$1,000. + 100. EXTENDED WARRANTY 10 YRS.
A/C Inside Coil/Furnace	2012	NEW FURNACE	
Curtains/Blinds	2009-2016	NEW BLINDS AS NEEDED	\$15-20 EACH
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical	2008	MISC. ELECTRICAL WORK	553.
Faucets	2008	OUTDOOR FAUCETS	162.
	2013	BATHROOM FAUCETS REPLACED	694.
Fence	2010	NEW FENCE ENTIRE PROPERTY	11,841.
	2013-2016	ELECTRIC FENCE, GATES, REPAIRS & TREE REMOVAL (PARTIAL 2.5 ACRES)	4,451.
Fireplace			
Flooring			
Garage Door/Opener	2018	NEW OPENER	75. (UNDER WARRANTY)
Insulation			
Landscaping	2012 & 2014	NEW LANDSCAPE FRONT & BACK	64,120. *
Paint	2018	PAINTED BACK PORCH POSTS & FRONT PORCH RAILING	
Roof	2011	NEW ROOF-COMP	19,260.
Sinks			
Septic System			
Sprinkler System	2012	NEW SPRINKLER SYSTEM FRONT & BACK	* INCLUDED IN LANDSCAPE COST
Walls			
Water Heater	2012	NEW WATER HEATER	70. (UNDER WARRANTY)
Windows			
Other: DRIVEWAY	2012	NEW CALICHE SPREAD	2,930.
Other: POND	2012	DIG POND & STOCK	5,048.
SECURITY CAMERAS 2009			3,415.

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Additional Property Info and FAQs Answered by Seller

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Property Address: 1540 VZ CR 4602, BEN WHEELER, TX 75754

Is there a survey on the property? NO If yes, do you have a copy? _____

What builder built the home? _____

How many owners has the home had? 3

For properties with acreage, how much is wooded? 15 Open? 4

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? GOATS

Are there any recorded/unrecorded easements? _____

Are there any written or oral leases (including minerals)? _____ 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? _____