



INTERVIEW WITH THE SELLERS

1. Why did you decide to buy this home for yourself?

Retired, moved to be closer to daughter.
Wanted a 55+ community, this one had a great reputation w/ amazing amenities.

2. What do you think are the best features of your home?

The size is perfect for empty nesters. Love how quiet the neighborhood is.

3. What do you like best about your neighborhood?

The amenities, sense of community, people are so friendly.
Always something to do! Easy to make friends

4. What are your favorite places for recreation, shopping and eating nearby?

The club house - has a gym, aerobics classes, pickleball, etc.
LaCentura is so close
HEB, Target so close
Katy Asia town is amazing!

NewTrust
REAL ESTATE

BUYERS WANT TO KNOW

ADDRESS: 5311 Lantana Creek Ct, Katy TX 77494

Does your home have a Home Warranty? If so, please provide name & number: X

Please provide any recent updates: _____

Previous Year's Tax Amount: Ft bend - \$1700 Homestead & senior discount
Cinco mud - \$870

What is the age of the:

A/C: _____

Heater/Furnace: _____

Unit 2: X

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Water Heater: 3 years

Dishwasher: _____

Carpet: X

Other Flooring: _____

Interior Paint: _____

Exterior Paint: HOA repairs every 9 years
Front door every 3 years

Roof: 7 years

Stove: _____

Oven: _____

Fence: managed by HOA

Built-in Micro: _____

Pool/Spa: X

Pool/Spa Equipment: X

What is covered by HOA Maintenance Fee? please refer to attached website link photos, includes A lot!!

Average Utilities:

Electricity: High _____ Low ✓

Gas: High _____ Low ✓

Water: High _____ Low ✓

however lower for her b/c she isn't home many days of the month due to travel

HOA NAME, PHONE NUMBER, & ANNUAL DUES, CAPITALIZATION/COMMUNITY ENHANCEMENT, ADDITIONAL HOA FEES DUE AT CLOSING: _____

Heritage Grand, \$358 monthly fee