

HOMEOWNER INFORMATION

LISTING CHECKLIST

Address: 42 Hilltop Dr. Loup City, NE

Checkmark all of the following items which will remain (write a "N" if the item is negotiable, write "N/A" if the item does not exist):

- | | | |
|--|--|---|
| ☒ All Light Fixtures | ☐ Satellite Dish <u>N/A</u> | ☐ Surround Sound Speakers <u>N/A</u> |
| ☒ Bathroom Mirrors | ☒ Window A/C units | ☐ Basketball Goal <u>N/A</u> |
| ☒ Stove/Range | ☐ Pool Equipment <u>N/A</u> | ☒ Microwave |
| ☒ Refrigerator | ☐ Garden Statues/Fountains <u>N/A</u> | ☒ Sheds/Storage Buildings |
| ☒ Washer/Dryer | ☒ Window Treatments | ☐ Fireplace Equipment <u>N/A</u> |
| ☒ All Ceiling Fans | ☒ Blinds | ☒ Playground Equipment |
| ☒ Dishwasher | ☐ Security Cameras <u>N/A</u> | ☒ TV Mounts (must stay) |

***depending on certain items that you mark as "not remaining" arrangements will need made prior to photos. As your agent I will discuss this with you after reviewing the document.

Explain any items that do not remain: _____

Check all of the following that apply:

- | | | |
|---|---|--|
| ☒ Electric Dryer Connection | ☐ Water line to refrigerator | ☐ Cable Ready |
| ☐ Gas Dryer Connection | ☐ City Sewage | ☐ Cable Available |

Please add AGE info to the following:

1965 Year Home Built

2018 Hot Water Heater

2023 Roof

2018 Dishwasher

2023 A/C units (window 2018)

2018 Oven/Range

2022 Heating System

2018 Cooktop

Propane Gas or Electric (circle)

2012 Windows

N/A Water Softener

N/A RO System

Owned or Rented (circle)

UTILITIES

Service Provider:

Electric: Loup Valley's Rural Public Power Avg Bill: 60.-

Water: Part Of Trail 12 Assoc Fee Avg Bill: _____

Sewer: N/A Septic Tank Avg Bill: _____

Trash: _____ Avg Bill: _____

Gas: Propane - Trotters Loup City Avg Bill: _____

Alarm: N/A Avg Bill: _____

Name on Accounts: Greg & Mary Palensky

Termite Company: N/A

Internet/Cable Company: Viaero Wireless

Annual Insurance Premium: \$2,700.-

Insurance Company: Farmers Mutual

Annual Flood Insurance: NONE

Agent: Chad Galensky

Required? Yes or No (circle)

Annual Property Taxes: \$1,400.-

HOA/other Fees + contact info: \$300.- Sherman lake Homes Corp - HOA Fee Annual

HOA/other Fees include/cover: \$1,015.- Nebraska Game & Parks - Annual Fee

UPGRADES

Please list any recent updates and the year completed.

In 2018 Did total remodel of main level

wiring, pex water lines, Drywall, Bathroom toilets

Sinks, Shower, Kitchen cabinets/appliances, flooring,

Water heater, window A/c, painted interior walls

2020 - Storm windows on porch

2022 - New heater/furnace

2023 - New Shingles on house and garage

New gutters and outside A/c unit

2025 - New flooring & siding on enclosed porch

New basement Panaling