

HOMEOWNER INFORMATION

LISTING CHECKLIST

Address: 78 Pheasant Ln Loop City NE 68853

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 | ☐ Surround Sound Speakers |
| ☒ Bathroom Mirrors | ☐ Window A/C units | ☐ Basketball Goal |
| ☒ Stove/Range | ☐ Pool Equipment | ☒ Microwave |
| ☒ Refrigerator | ☐ Garden Statues/Fountains | ☐ Sheds/Storage Buildings |
| ☒ Washer/Dryer | ☒ Window Treatments | ☐ Fireplace Equipment |
| ☒ All Ceiling Fans | ☒ Blinds | ☐ Playground Equipment |
| ☐ Dishwasher | ☐ Security Cameras | ☒ 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: Fridge in laundry room

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:

<u>1977</u> Year Home Built	<u>2021</u> Hot Water Heater
<u>2026</u> Roof	<u>NA</u> Dishwasher
<u>2014 / 2017</u> A/C units (2)	<u>NA</u> Oven/Range
<u>NA</u> Heating System	<u>NA</u> Cooktop
Gas or <u>Electric</u> (circle)	<u>NA</u> Windows
<u>NA</u> Water Softener	<u>NA</u> RO System
Owned or Rented (circle)	

UTILITIES

Service Provider:

Electric: <u>Loop Valley Rural Public Power</u>	Avg Bill: <u>112</u>
Water: <u>HOA</u>	Avg Bill: <u>0</u>
Sewer: <u>NA</u>	Avg Bill: <u>52</u>
Trash: <u>Schupp's</u>	Avg Bill: <u>52</u>
Gas: <u>NA</u>	Avg Bill: <u>NA</u>
Alarm: <u>NA</u>	Avg Bill: <u>NA</u>

Name on Accounts: Dave Barnett

Termite Company: _____

Internet/Cable Company: Century Link

Annual Insurance Premium: 4061

Insurance Company: State Farm

Annual Flood Insurance: NA

Agent: _____

Required? Yes or No (circle)

Annual Property Taxes: 2381

HOA/other Fees + contact info: \$300 Roads & Water

HOA/other Fees include/cover: _____

UPGRADES

Please list any recent updates and the year completed.

Siding 2025