



SELLER HOMEWORK

ADDRESS: 9388 Villas Drive, Foley, AL 36535

HOMEOWNERS INSURANCE: ALL State/Worth Light

HOA: ☒ YES ☐ NO

HOA Company: St. Johns Email: frontdesk@sjbsqs.com

Phone: 251-968-7433 Dues: \$110

☒ Monthly ☐ Annually
☐ Biannually ☐ Quarterly

ELEVATION CERTIFICATE: ☐ YES ☒ NO
SURVEY: ☐ YES ☒ NO

TERMITE BOND: ☒ YES ☐ NO
MR. Bag 05/2027
Termite Company Bond Exp. Date

	COMPANY	MONTHLY COST
ELECTRIC	<u>Baldwin EMC</u>	<u>\$120 - \$150</u>
GAS	<u>N/A</u>	
WATER	<u>included in HOA dues</u>	<u>\$0</u>
SEWER	<u>Baldwin Sewer</u>	<u>\$60</u>
PHONE	<u>N/A</u>	
INTERNET	<u>Point Broadband</u>	<u>\$40</u>
TRASH	<u>Riviera</u>	<u>\$23</u>
GENERATOR ☐ YES ☒ NO	FUEL SOURCE ☐ Natural Gas ☐ Propane	

FAIRHOPE SINGLE TAX: ☐ YES ☒ NO

GARAGE DOOR OPENERS N/A
☐ YES ☒ NO # Garage Openers

KEYS TO EXTERIOR DOORS 2
☒ YES ☐ NO # Home Keys

COMMUNITY MAILBOX Key
☒ YES ☐ NO Mailbox #

GOLD FORTIFIED HOME: ☐ YES ☒ NO
BRONZE FORTIFIED ROOF: ☐ YES ☒ NO
N/A
Fortification Exp Date

	AGE OF SYSTEMS	LOCATION
ROOF	<u>2021</u>	
HVAC	<u>2014</u>	☐ Attic ☒ Ground Level
HOT WATER HEATER ☐ TANKLESS	<u>2023 Smart Rheem</u>	☒ Attic ☐ Ground Level

ANY UPDATES TO PLUMBING OR ELECTRICAL:

- * New Roof - 2021
- * New Hot water heater (Smart Rheem) -2023

ADDITIONAL UPDATES OR SPECIAL NOTES:

- * Seller kept the plumbing under the bar countertop. (has a connection and the Fauset ready to reinstall if wanted by the buyers)
- * Whole house painted (wall, trim and doors) prior getting on the market.
- * House professinaly cleaned befor going on the market.