

The Nett Group Real Estate Advisors

# SELLER REPORT



904 Brook Valley | O'Fallon

TheNettGroup.com • 636.614.5132

Cross Property On Market Counters

| MLS #                    | Type | Stat | Stat Date | Address          | City     | Area | DOM | Price     | Client Portals | Client Views | Client Favorites | Client Possibilities | Auto Emails | Prev 14 Day Views | Agent Published | Agent Rejected | Agent Views |
|--------------------------|------|------|-----------|------------------|----------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">18004864</a> | RESI | ACT  | 01/26/18  | 904 Brook Valley | O'Fallon | 410  | 248 | \$485,000 | 160            | 341          | 9                | 7                    | 155         | 4                 | 5               | 13             | 1487        |

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

## Cross Property Condensed

904 Brook Valley, O'Fallon 63368-6739



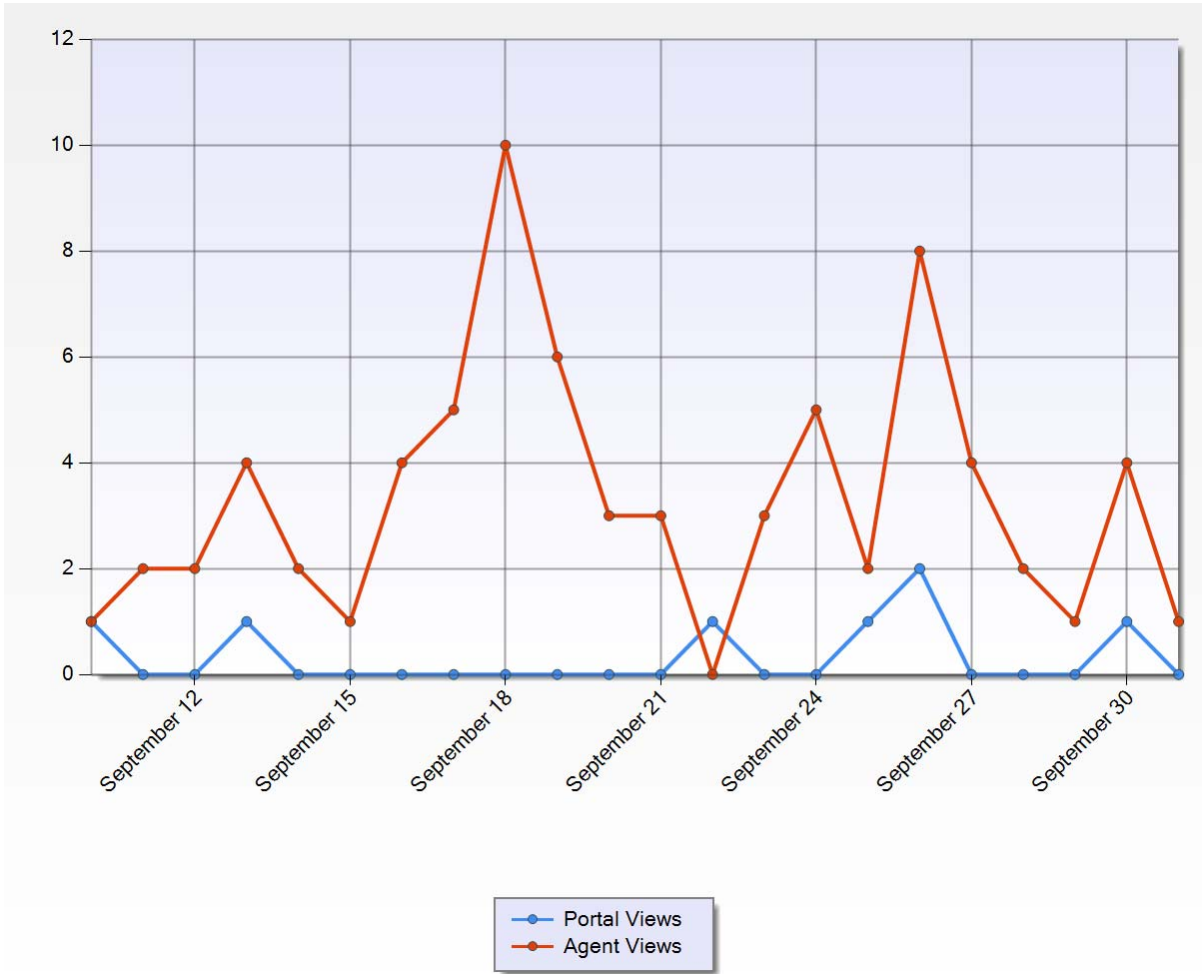
|                |                             |         |                |          |                 |          |                  |
|----------------|-----------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18004864</a>    | Status: | <b>A</b>       | Stat Dt: | <b>01/26/18</b> | List Pr: | <b>\$485,000</b> |
| Area:          | <b>410</b>                  | Bd:     | <b>4</b>       | Sq Ft:   | <b>4,315</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>O'Fallon</b>             |         |                | Pr/SqFt: | <b>\$112.40</b> | CDOM:    | <b>345</b>       |
| GA/CR:         | <b>3/0</b>                  | Bth:    | <b>4 (3 1)</b> |          |                 | Age:     | <b>11</b>        |
| Style/Desc:    | <b>1.5 Story/Other</b>      |         |                |          |                 | Acre:    | <b>.480</b>      |
| SubD:          | <b>Fox Haven #3</b>         |         |                |          |                 |          |                  |
| Schl District: | <b>Francis Howell R-III</b> |         |                |          |                 |          |                  |

### Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'  
Listing Agent ID is 'MBNETTEM'  
Listing Co-Agent MLS ID is 'MBNETTEM'  
Selected 1 of 32 results.

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 **Historical Views for 904 Brook Valley**



Residential Single Line

| Distance | MLS #                    | St | Status Date | P Type | Address                | Muni/Twp       | City          | Area | CDOM | Price Bd  | Bth | SqFt | Abv   | Lsz   | Age    | Off ID    |
|----------|--------------------------|----|-------------|--------|------------------------|----------------|---------------|------|------|-----------|-----|------|-------|-------|--------|-----------|
| 2.1 mi   | <a href="#">18046600</a> | A  | 06/08/2018  | RESI   | 695 Rolling Thunder Dr | O'Fallon       | O'Fallon      | 407  | 104  | \$480,000 | 4   | 6    | (5 1) | 4,367 | 0.2500 | 14 WHRG01 |
| 4.6 mi   | <a href="#">18062292</a> | A  | 08/01/2018  | RESI   | 733 Oriental Lily Dr   | O'Fallon       | O'Fallon      | 407  | 61   | \$499,900 | 5   | 5    | (4 1) | 3,748 | 0.2200 | 10 CBG 21 |
| 3.5 mi   | <a href="#">18050161</a> | A  | 06/21/2018  | RESI   | 604 Montrachet Ct      | O'Fallon       | O'Fallon      | 407  | 102  | \$564,191 | 4   | 4    | (3 1) | 3,445 | 0.4784 | MCKH01    |
| 4.8 mi   | <a href="#">18000041</a> | A  | 01/05/2018  | RESI   | 3 Endave Court         | Cottleville    | Cottleville   | 409  | 244  | \$489,900 | 4   | 5    | (4 1) | 2,558 | 1.2000 | 28 LEUT01 |
| 2.3 mi   | <a href="#">18071010</a> | A  | 08/31/2018  | RESI   | 413 Filipp Lane        | Lake St. Louis | Lake St Louis | 417  | 31   | \$521,776 | 4   | 4    | (3 1) | 3,445 | 0.2150 | MCKH01    |
| 3.5 mi   | <a href="#">18026179</a> | P  | 09/24/2018  | RESI   | 125 Magdalen Lane      | O'Fallon       | O'Fallon      | 407  | 172  | \$484,975 | 4   | 4    | (3 1) | 3,445 | 0.2200 | MCKH01    |

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## Residential Condensed

### 695 Rolling Thunder Dr, O'Fallon 63368-4086



MLS #: [18046600](#) Status: **A** Stat Dt: **06/08/18** List Pr: **\$480,000**  
 Area: **407** Bd: **4** Sqft Above: **4,367** Sell Pr:  
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$109.92** CDOM: **104**  
 GA/CR: **3/0** Bth: **6 (5 1)** Age: **14** Schl Dst: **Ft. Zumwalt R-1**  
 Style/Desc: **1.5 Story/A-Frame** \$536 Acres: **.250**  
 SubD: **Thunder Hill Village**  
 Recent: **09/25/2018 : Price Change : \$490,000->\$480,000**

### 733 Oriental Lily Dr, O'Fallon 63366-7699



MLS #: [18062292](#) Status: **A** Stat Dt: **08/01/18** List Pr: **\$499,900**  
 Area: **407** Bd: **5** Sqft Above: **3,748** Sell Pr:  
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$133.38** CDOM: **61**  
 GA/CR: **3/0** Bth: **5 (4 1)** Age: **10** Schl Dst: **Ft. Zumwalt R-1**  
 Style/Desc: **1.5 Story/Other** \$385 Acres: **.220**  
 SubD: **Magnolia Village C**  
 Recent: **09/28/2018 : Price Change : \$515,000->\$499,900**

### 604 Montrachet Ct, O'Fallon 63368



MLS #: [18050161](#) Status: **A** Stat Dt: **06/21/18** List Pr: **\$564,191**  
 Area: **407** Bd: **4** Sqft Above: **3,445** Sell Pr:  
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$163.77** CDOM: **102**  
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **NC** Schl Dst: **Ft. Zumwalt R-1**  
 Style/Desc: **1.5 Story/Other** Acres: **.478**  
 SubD: **The Villages at Montrachet**  
 Recent: **09/28/2018 : Price Change : \$563,521->\$564,191**

### 3 Enclave Court, Cottleville 63304



MLS #: [18000041](#) Status: **A** Stat Dt: **01/05/18** List Pr: **\$489,900**  
 Area: **409** Bd: **4** Sqft Above: **2,558** Sell Pr:  
 Muni/Twp: **Cottleville** Pr/SqFt: **\$191.52** CDOM: **244**  
 GA/CR: **3/0** Bth: **5 (4 1)** Age: **28** Schl Dst: **Ft. Zumwalt R-1**  
 Style/Desc: **1 Story/Ranch** \$100 Acres: **1.200**  
 SubD: **Enclave of Dardenne Farms**  
 Recent: **09/26/2018 : Price Change : \$499,000->\$489,900**

### 413 Filipp Lane, Lake St Louis 63367



MLS #: [18071010](#) Status: **A** Stat Dt: **08/31/18** List Pr: **\$521,776**  
 Area: **417** Bd: **4** Sqft Above: **3,445** Sell Pr:  
 Muni/Twp: **Lake St. Louis** Pr/SqFt: **\$151.46** CDOM: **31**  
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **NC** Schl Dst: **Wentzville R-IV**  
 Style/Desc: **1.5 Story/Other** Acres: **.215**  
 SubD: **Wyndemere Estates**

### 125 Magdalen Lane, O'Fallon 63366



MLS #: [18026179](#) Status: **P** Stat Dt: **09/24/18** List Pr: **\$484,975**  
 Area: **407** Bd: **4** Sqft Above: **3,445** Sell Pr:  
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$140.78** CDOM: **172**  
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **NC** Schl Dst: **Ft. Zumwalt R-1**  
 Style/Desc: **1.5 Story/Other** \$300 Acres: **.220**  
 SubD: **Muirfield Manor**

#### Search Criteria

CTH Change\_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold'  
 Property Type is 'Residential'  
 Latitude, Longitude is within 5.00 mi of 18004864  
 Price is 475000 to 575000  
 CTH Last Modified Date Time is 9/24/2018+  
 Selected 6 of 6 results.

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**The Nett Group Real Estate Advisors**  
 Keller Williams Realty Chesterfield  
 (314) 761-4057  
 michael@thenettgroup.com

# Listing Activity Report

904 Brook Valley, O'Fallon, MO 63368

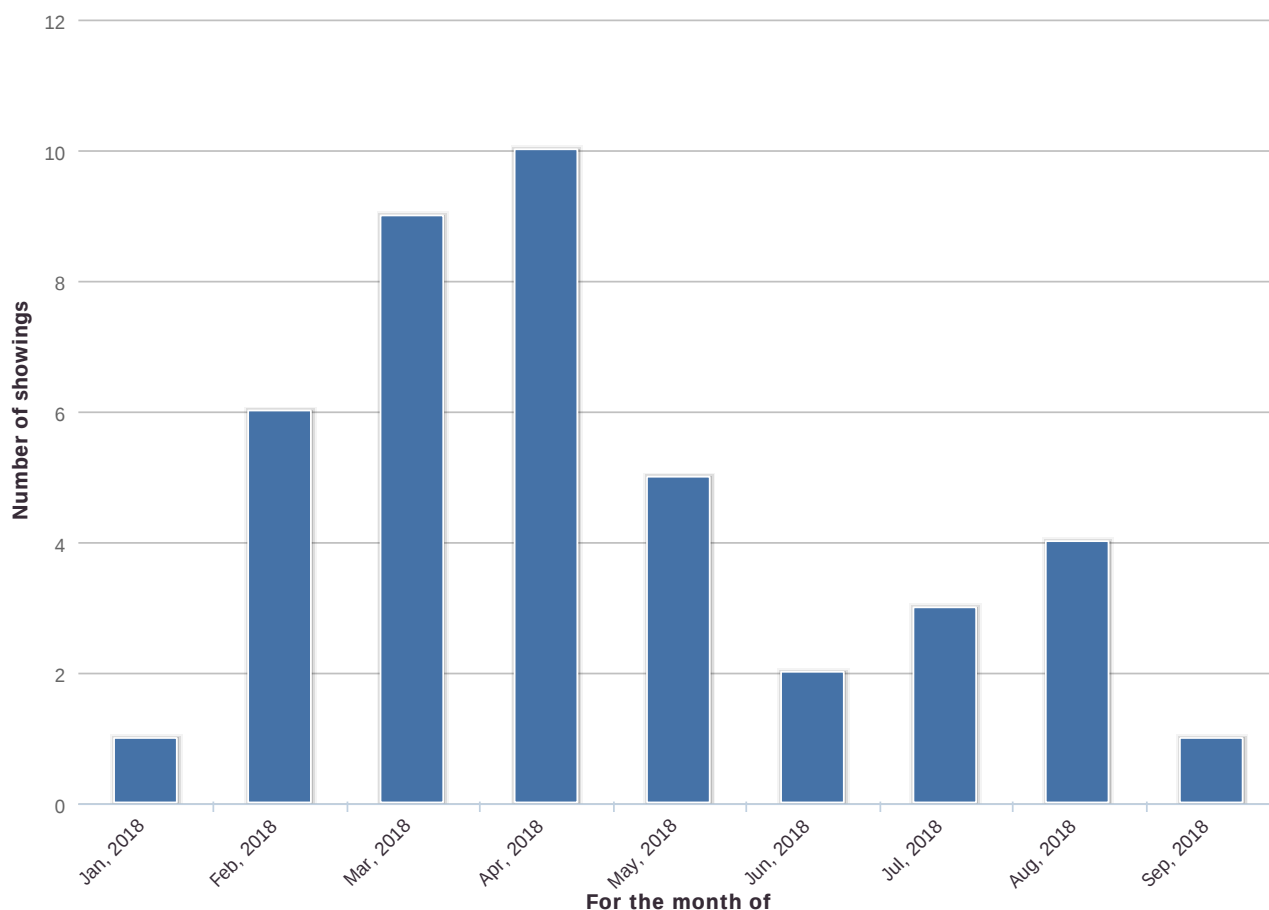
Snapshot for Jan 25, 2018 - Sep 14, 2018



Listing ID: 18004864  
 Address: 904 Brook Valley, O'Fallon, MO 63368  
 Price: \$485,000  
 Status: ACTIVE

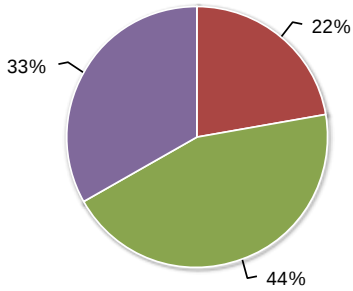
Total number of appointments: 41  
 Appointments in the last 30 days: 1  
 Appointments in the last 7 days: 0  
 Total number of agent previews: 1  
 Total number of agent inquiries: 0

## Appointments Per Month



## Feedback at a Glance

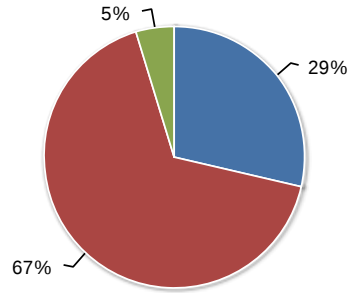
### Is your client interested in this listing?



Very (0)  
Somewhat (6)  
Maybe (12)  
Not interested (9)

\* 27 responses

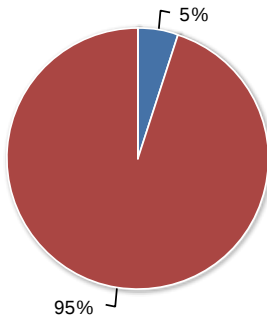
### Please rate your overall experience at this showing.



Excellent (6)  
Good (14)  
Fair (1)  
Poor (0)

\* 21 responses

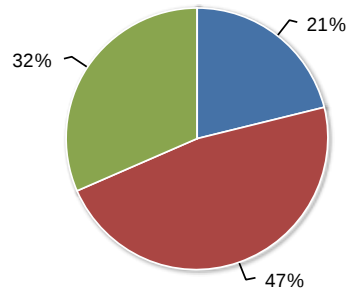
### Your (and your client's) opinion of the price:



Just right (1)  
Too high (19)  
Too low (0)

\* 20 responses

### Please rate this listing (5=Best; 1=Worst):



5(Best) (4)  
4 (9)  
3 (6)  
2 (0)  
1(Worst) (0)

\* 19 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>09/14/2018 3:30 PM - 4:30 PM                                                                                                                                                                                                                 | 09/14/2018 05:24 PM                                                                                                                                                                                    |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                    | <p>Not interested</p> <p>Good</p> <p>Too high</p> <p>Beautiful home thank you for the showing. Yard is awesome but garage layout and no finished basement was a no go. Thanks again and good luck!</p> |
| Showing<br>08/11/2018 10:00 AM - 11:00 AM                                                                                                                                                                                                               | 08/11/2018 02:12 PM                                                                                                                                                                                    |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Excellent</p> <p>Too high</p> <p>3</p> <p>Buyers prefer a finished LL. Concerned about the construction of the decking</p>                                                             |

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>08/08/2018 8:30 PM - 8:45 PM                                                                                                                                                                                                                 | 08/08/2018 09:23 PM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                             | <p>Not interested</p> <p>Too high</p> <p>4</p> <p>Lots to like about this house. Great amount of space and good layout and great yard. Deck needs lots of attention and the hardwoods need to be refinished. I think the fair market vale for the home is closer to \$450,000.</p>                                                                                                                          |
| Showing<br>08/03/2018 5:00 PM - 6:00 PM                                                                                                                                                                                                                 | 08/04/2018 07:25 PM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>4</p>                                                                                                                                                                                                                                                                                                                                                           |
| Showing<br>07/27/2018 4:00 PM - 4:15 PM                                                                                                                                                                                                                 | 07/30/2018 06:12 PM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                    | <p>Maybe</p> <p>Good</p> <p>Too high</p>                                                                                                                                                                                                                                                                                                                                                                    |
| Showing<br>05/26/2018 9:30 AM - 10:30 AM                                                                                                                                                                                                                | 05/26/2018 12:37 PM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>Clients loved the neighborhood and liked the house. Think it may be overpriced w/o a finished basement and no privacy. Still in consideration</p>                                                                                                                                                                                                   |
| Showing<br>05/11/2018 4:30 PM - 5:30 PM                                                                                                                                                                                                                 | 05/12/2018 09:28 AM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>5(Best)</p> <p>Client loved the floor plan, location was the a little further than others we toured, yard is awesome. Buyers still see items they feel they would upgrade which pushes the \$\$ for them, they love the upstairs for the teens and the main living floorplan, Ms Buyer cant reach the microwave she is 5'1" they toured twice yesterday.</p> |
| Showing<br>05/08/2018 12:30 PM - 1:30 PM                                                                                                                                                                                                                | 05/10/2018 06:40 AM                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p>                                                                                                                                                                                                                                                                                                                                                           |
| Showing<br>05/01/2018 2:00 PM - 3:00 PM                                                                                                                                                                                                                 | 05/01/2018 06:26 PM                                                                                                                                                                                                                                                                                                                                                                                         |

| Activity Details                                                                                                                                                                                                                            | Received                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested<br/>Excellent<br/><br/>4<br/>were concerned about water stains on ceilings and lots of scratches on wood floors.</p>                     |
| <p>Showing<br/>05/01/2018 1:30 PM - 3:30 PM</p>                                                                                                                                                                                             | <p>05/02/2018 03:39 PM</p>                                                                                                                                 |
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe<br/>Fair<br/>Just right<br/>3<br/>The house is nice. They wish there is a deck there and having some bricks at front. They are still looking.</p> |
| <p>Showing<br/>04/27/2018 11:45 AM - 12:00 PM</p>                                                                                                                                                                                           | <p>04/29/2018 10:28 AM</p>                                                                                                                                 |
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Buyers first trip into St. Louis. Liked the area but are leaning toward new construction.</p>                                                           |
| <p>Showing<br/>04/26/2018 2:00 PM - 3:00 PM</p>                                                                                                                                                                                             | <p>04/28/2018 03:02 PM</p>                                                                                                                                 |
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat<br/><br/><br/>buyers just started looking. they liked this house.</p>                                                                          |
| <p>Showing<br/>04/18/2018 10:00 AM - 11:15 AM</p>                                                                                                                                                                                           | <p>04/18/2018 02:39 PM</p>                                                                                                                                 |
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat<br/>Good<br/>Too high<br/>4<br/>it may make the short list... first day here in st louis, 2 more days of house shopping</p>                    |
| <p>Showing<br/>04/16/2018 3:00 PM - 4:00 PM</p>                                                                                                                                                                                             | <p>04/16/2018 05:45 PM</p>                                                                                                                                 |
| <p>Is your client interested in this listing?<br/>Please rate your overall experience at this showing.<br/>Your (and your client's) opinion of the price:<br/>Please rate this listing (5=Best; 1=Worst):<br/>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe<br/>Good<br/>Too high<br/>4<br/>Preference in the price range is to have some basement finish. Details on main floors make up somewhat.</p>       |
| <p>Showing<br/>04/14/2018 10:30 AM - 11:30 AM</p>                                                                                                                                                                                           | <p>04/15/2018 04:09 PM</p>                                                                                                                                 |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Kept it on the short list, but decided on another area of town. Thanks!</p>                                                                                                 |
| <p>Showing</p> <p>04/12/2018 4:30 PM - 5:30 PM</p>                                                                                                                                                                                                      |  | <p>04/12/2018 08:39 PM</p>                                                                                                                                                                           |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Out of town buyer - keeping it on list for now. May re-visit when husband is in town this weekend.</p>                                                                               |
| <p>Showing</p> <p>04/11/2018 2:30 PM - 3:30 PM</p>                                                                                                                                                                                                      |  | <p>04/12/2018 08:02 AM</p>                                                                                                                                                                           |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>Clients like the area and the space the home offers. Feel its priced to high and are still thinking about whether this is the "one" for them or not.</p> |
| <p>Showing</p> <p>03/17/2018 3:00 PM - 4:00 PM</p>                                                                                                                                                                                                      |  | <p>03/18/2018 08:46 AM</p>                                                                                                                                                                           |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>decided they wanted to be located closer to 70 vs hwy 40. Liked all the space this home offered and the yard but decided for their family it works better to be on the other side of ofallon</p>  |
| <p>Agent Preview</p> <p>03/16/2018 2:45 PM - 3:15 PM</p>                                                                                                                                                                                                |  | <p>03/16/2018 04:25 PM</p>                                                                                                                                                                           |
| <p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                                                                      |  | <p>Maybe</p> <p>This was just an agent preview.</p>                                                                                                                                                  |
| <p>Showing</p> <p>03/11/2018 3:30 PM - 4:30 PM</p>                                                                                                                                                                                                      |  | <p>03/11/2018 06:25 PM</p>                                                                                                                                                                           |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>There was quite a bit more cosmetic work that needs to be done than the buyer was willing to do.</p>                                            |
| <p>Showing</p> <p>03/11/2018 3:00 PM - 4:00 PM</p>                                                                                                                                                                                                      |  | <p>03/14/2018 08:42 AM</p>                                                                                                                                                                           |

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Love the Floor Plan, Love the bones of the home. Great start for my clients to fix up. Home is need of new flooring..carpets are clean but worn out and chewed in some places. Home has slight pet odor. Wood floors are marred and need resanding . Basement is an AWESOME blank slate but has a slight pet odor. My clients put in a offer and would purchase the home at \$470k.</p> |
| <p>Showing</p> <p>03/04/2018 5:30 PM - 5:45 PM</p>                                                                                                                                                                                                      | <p>03/04/2018 08:37 PM</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>Great floor plan, needs some tlc. Flooring is all scratched up and carpets need changing. But great house with good bones.</p>                                                                                                                                                                                                                                                          |
| <p>Showing</p> <p>03/03/2018 2:00 PM - 3:30 PM</p>                                                                                                                                                                                                      | <p>03/04/2018 02:03 PM</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p></p> <p></p> <p></p> <p></p> <p>Huge house! Clients liked the yard too. Concerned about condition of hard wood floor and some of the carpet - looks like damage due to a dog. First day out so not ready to pull the trigger on this or any home</p>                                                                                                                                                                                         |
| <p>Showing</p> <p>02/26/2018 11:00 AM - 12:00 PM</p>                                                                                                                                                                                                    | <p>02/27/2018 12:23 PM</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Excellent</p> <p>Too high</p> <p>5(Best)</p> <p>Beautiful home, but the buyer felt that it was overpriced without a finished LL. She also would need to replace the carpet and refinish the hardwood floors.</p>                                                                                                                                                                                                       |
| <p>Showing</p> <p>02/25/2018 4:45 PM - 5:00 PM</p>                                                                                                                                                                                                      | <p>02/26/2018 08:25 AM</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Excellent</p> <p>Too high</p> <p>5(Best)</p> <p>Home has an awesome floor plan and great bones. Will bring them back this week for a second viewing and educate them on the items they considered negative. Twas their first day out looking at homes.</p>                                                                                                                                                             |
| <p>Showing</p> <p>02/06/2018 11:00 AM - 11:15 AM</p>                                                                                                                                                                                                    | <p>02/06/2018 04:04 PM</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>4</p> <p>Did not care for the front elevation but LOVED The house. I will let you know if we are coming back for a second showing.</p>                                                                                                                                                                                                                                                  |
| Showing<br>02/03/2018 12:30 PM - 2:00 PM                                                                                                                                                                                                                |  | 02/04/2018 02:24 PM                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>My clients like the layout of the home but not the exterior color combination. They are in the beginning stage of the home search.</p>                                                                                                                                                                                                                                                     |
| Showing<br>02/01/2018 3:00 PM - 4:00 PM                                                                                                                                                                                                                 |  | 02/14/2018 01:13 PM                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Excellent</p> <p>Too high</p> <p>5(Best)</p> <p>The home shows very well. My buyers ended up buying a home with similar square footage but it had a finished lower level.</p>                                                                                                                                                                                                              |
| Showing<br>02/01/2018 3:00 PM - 4:00 PM                                                                                                                                                                                                                 |  | 02/01/2018 04:18 PM                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Excellent</p> <p>Too high</p> <p>4</p> <p>Nice house, showed very well. Buyers just starting their search and have a home to sell. Price seems a little high with no basement finish, we saw some others similar in sq ft and finishes that were at a lower price point that I think they would lean towards over this one if they were to do something soon, mainly because of price.</p> |
| Showing<br>01/27/2018 1:30 PM - 2:30 PM                                                                                                                                                                                                                 |  | 01/28/2018 05:16 PM                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Nice lot. My clients liked the 2nd floor loft and the configuration up stairs. They would prefer a more open kitchen and the carpet needs to be replaced upstairs.</p>                                                                                                                                                                                         |

#### Listing Activity Details

| Activity Type                                                                                   | Activity Date                  | Comments |
|-------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing | 09/14/2018 3:30 PM - 4:30 PM   |          |
|  Past Showing | 08/29/2018 6:00 PM - 6:30 PM   |          |
|  Past Showing | 08/11/2018 10:00 AM - 11:00 AM |          |

| Activity Type                                                                                                | Activity Date                  | Comments |
|--------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing                | 08/08/2018 8:30 PM - 8:45 PM   |          |
|  Past Showing                | 08/03/2018 5:00 PM - 6:00 PM   |          |
|  Past Showing                | 07/27/2018 4:00 PM - 4:15 PM   |          |
|  Past Showing                | 07/26/2018 6:30 PM - 8:00 PM   |          |
|  Price Change Notification   | 07/19/2018 3:19 PM             |          |
|  Price Change                | 07/19/2018 10:17 AM            |          |
|  Past Showing                | 07/11/2018 8:00 PM - 8:30 PM   |          |
|  Past Showing                | 06/30/2018 10:45 AM - 12:00 PM |          |
|  Past Showing                | 06/22/2018 11:30 AM - 12:00 PM |          |
|  Price Change Notification   | 06/18/2018 9:30 AM             |          |
|  Price Change                | 06/16/2018 11:28 AM            |          |
|  Past Showing                | 05/26/2018 9:30 AM - 10:30 AM  |          |
|  Past Showing                | 05/11/2018 4:30 PM - 5:30 PM   |          |
|  Past Showing               | 05/08/2018 12:30 PM - 1:30 PM  |          |
|  Past Showing              | 05/01/2018 2:00 PM - 3:00 PM   |          |
|  Past Showing              | 05/01/2018 1:30 PM - 3:30 PM   |          |
|  Past Showing              | 04/27/2018 11:45 AM - 12:00 PM |          |
|  Past Showing              | 04/26/2018 2:00 PM - 3:00 PM   |          |
|  Price Change Notification | 04/19/2018 10:11 AM            |          |
|  Past Showing              | 04/18/2018 11:45 AM - 1:30 PM  |          |
|  Past Showing              | 04/18/2018 10:00 AM - 11:15 AM |          |
|  Price Change              | 04/17/2018 4:13 AM             |          |
|  Past Showing              | 04/16/2018 3:00 PM - 4:00 PM   |          |
|  Price Change              | 04/15/2018 1:15 PM             |          |
|  Past Showing              | 04/15/2018 11:30 AM - 1:00 PM  |          |
|  Past Showing              | 04/14/2018 10:30 AM - 11:30 AM |          |
|  Past Showing              | 04/12/2018 4:30 PM - 5:30 PM   |          |
|  Past Showing              | 04/11/2018 2:30 PM - 3:30 PM   |          |

| Activity Type                                                                                       | Activity Date                  | Comments |
|-----------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing       | 04/05/2018 12:45 PM - 1:00 PM  |          |
|  Past Showing       | 03/23/2018 1:00 PM - 2:00 PM   |          |
|  Past Showing       | 03/20/2018 1:00 PM - 3:30 PM   |          |
|  Past Showing       | 03/17/2018 5:30 PM - 5:45 PM   |          |
|  Past Showing       | 03/17/2018 3:00 PM - 4:00 PM   |          |
|  Past Agent Preview | 03/16/2018 2:45 PM - 3:15 PM   |          |
|  Price Change       | 03/13/2018 2:56 PM             |          |
|  Past Showing       | 03/11/2018 3:30 PM - 4:30 PM   |          |
|  Past Showing       | 03/11/2018 3:00 PM - 4:00 PM   |          |
|  Past Showing       | 03/04/2018 5:30 PM - 5:45 PM   |          |
|  Past Showing       | 03/03/2018 2:00 PM - 3:30 PM   |          |
|  Past Showing       | 02/26/2018 11:00 AM - 12:00 PM |          |
|  Past Showing      | 02/25/2018 4:45 PM - 5:00 PM   |          |
|  Past Showing     | 02/06/2018 11:00 AM - 11:15 AM |          |
|  Past Showing     | 02/03/2018 12:30 PM - 2:00 PM  |          |
|  Past Showing     | 02/01/2018 3:00 PM - 4:00 PM   |          |
|  Past Showing     | 02/01/2018 3:00 PM - 4:00 PM   |          |
|  Past Showing     | 01/27/2018 1:30 PM - 2:30 PM   |          |
|  Status Change    | 01/26/2018 4:01 PM             |          |
|  New Listing      | 01/26/2018                     |          |
|  Status Change    | 01/25/2018 2:16 PM             |          |
|  Price Change     | 01/25/2018 8:14 AM             |          |