

The Nett Group Real Estate Advisors

SELLER REPORT



3716 Carol Park Rd | House Springs

TheNettGroup.com • 636.614.5132

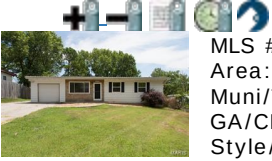
Cross Property On Market Counters

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
18060660	RESI	ACT	07/26/18	3716 Carol Park Rd	House Springs	392	4	\$104,900	285	198	13	1	327	84	12	5	164

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

Cross Property Condensed

3716 Carol Park Rd, House Springs 63051-1448



MLS #:	18060660	Status:	A	Stat Dt:	07/26/18	List Pr:	\$104,900
Area:	392	Bd:	3	Sq Ft:	912	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$115.02	CDOM:	4
GA/CR:	1/0	Bth:	1 (1 0)			Age:	61
Style/Desc:	1 Story/Ranch					Acre:	.436
SubD:	Carol Park						
Schl District:	Northwest R-I						
Recent:	07/26/2018 : New						

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 19 results.

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 Historical Views for 3716 Carol Park Rd



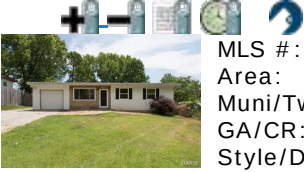
Residential Single Line

Distance	MLS #	St	Status	Date	P	Type	Address	Muni/Twp	City	Area	CDOM	Price	Bd	Bth	SqFt	Abv	Lsz	Age	Off	ID
0.0 mi	18060660	A	07/26/2018	RESI			3716 Carol Park Rd	Unincorporated	House Springs	392	4	\$104,900	3	1 (1 0)	912		0.436 0	61	KWRC01	

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Residential Condensed

3716 Carol Park Rd, House Springs 63051-144



MLS #: 18060660 Status: **A**
Area: 392 Bd: 3
Muni/Twp: Unincorporated
GA/CR: 1/0 Bth: 1 (1 0)
Style/Desc 1 Story/Ranch
SubD: Carol Park
Recent: **07/26/2018 : New**

Stat Dt: 07/26/18
Sqft Above: 912
Pr/SqFt: \$115.02
Age: 61

List Pr: \$104,900
Sell Pr:
CDOM: 4
Schl Dst: Northwest R-I
Acres: .436

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 0.25 mi of 18060660
Price is 75000 to 150000
CTH Last Modified Date Time is 7/23/2018+
Selected 1 of 1 result.

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



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

Listing Activity Report

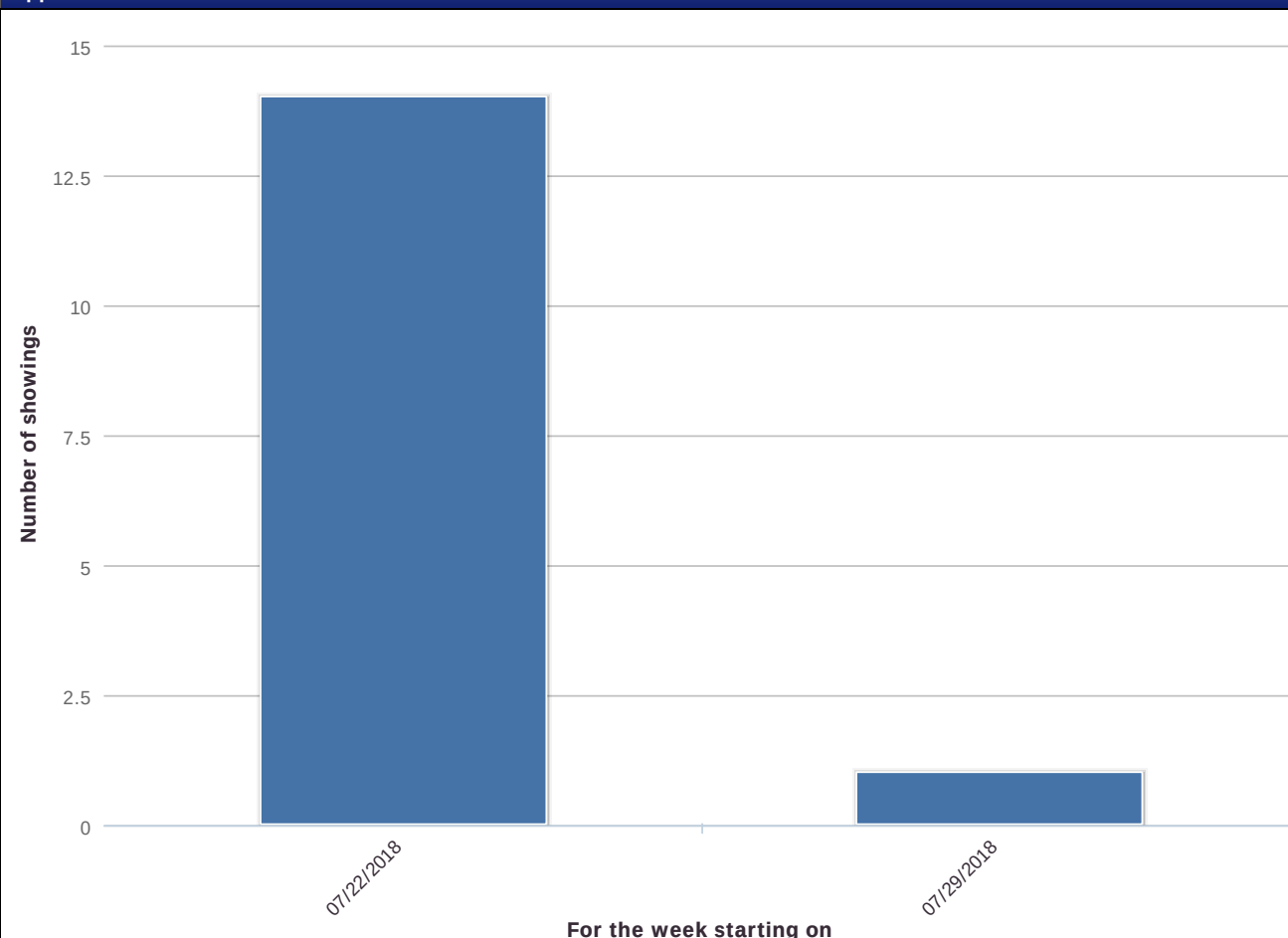
3716 Carol Park Road, House Springs, MO 63051

Snapshot for Jul 26, 2018 - Jul 29, 2018



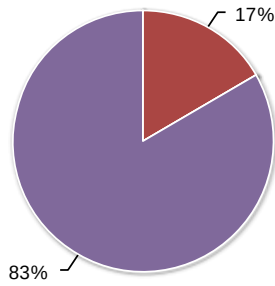
Listing ID:	18060660
Address:	3716 Carol Park Road, House Springs, MO 63051
Price:	\$104,900
Status:	ACTIVE
Total number of appointments:	15
Appointments in the last 30 days:	15
Appointments in the last 7 days:	15
Total number of agent previews:	0
Total number of agent inquiries	0

Appointments Per Week



Feedback at a Glance

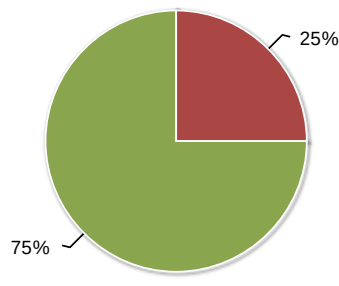
Is your client interested in this listing?



- Very (0)
- Somewhat (1)
- Maybe (0)
- Not interested (5)

* 6 responses

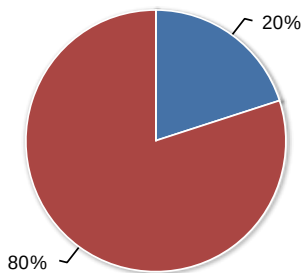
Please rate your overall experience at this showing.



- Excellent (0)
- Good (1)
- Fair (3)
- Poor (0)

* 4 responses

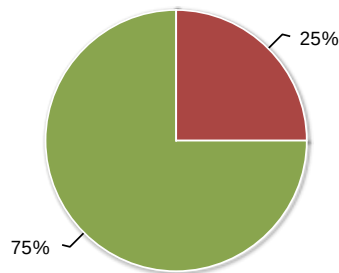
Your (and your client's) opinion of the price:



- Just right (1)
- Too high (4)
- Too low (0)

* 5 responses

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



- 5(Best) (0)
- 4 (1)
- 3 (3)
- 2 (0)
- 1(Worst) (0)

* 4 responses

Feedback Responses

Activity Details	Received
Showing 07/28/2018 6:15 PM - 6:45 PM	07/28/2018 10:24 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Too high 4 Buyers weren't a fan of the neighborhood look. Also, we're a little nervous of the rotting sub flooring wood in the basement rafters by the plumbing. They also decided against messing with the septic issues and needing to get a new propane tank and all appliances. Too much cost for them. Thanks
Showing 07/28/2018 6:00 PM - 6:30 PM	07/29/2018 02:06 PM

Activity Details		Received
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Just right Driveway was full upon arrival. Buyer's biggest must-have is an abundance of parking. With being on a busy road & nowhere to park, buyer knew the parking wouldn't work for him so we did not go inside. Best of luck!
Showing 07/28/2018 2:00 PM - 2:45 PM		07/28/2018 07:50 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Somewhat Fair 3 Buyers would like to know the highlights of the public sewer installation. ETA of installation? Any additional cost to property owner/tax assessments?
Showing 07/28/2018 12:00 PM - 2:00 PM		07/29/2018 02:43 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high The neighbors were a killer for this buyer. Also basement wiring etc... not sure this home would go FHA. Looks like they might have some water issues also. Nice updates on upstairs. Parking was also a issue. Good Luck and thank you for allowing us to view.
Showing 07/27/2018 7:00 PM - 8:00 PM		07/28/2018 09:09 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high 3
Showing 07/27/2018 6:30 PM - 7:15 PM		07/29/2018 10:42 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high 3
Showing 07/27/2018 4:15 PM - 5:00 PM		07/29/2018 07:13 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Great job. The unknowns regarding the new septic system are my buyer's concern.
Showing 07/27/2018 3:00 PM - 3:30 PM		07/27/2018 03:52 PM
COMMENTS/RECOMMENDATIONS:		Underwriter didn't like the sewer/septic situation. Buyer liked the house.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	07/29/2018 5:00 PM - 5:35 PM	
 Past Showing	07/28/2018 6:15 PM - 6:45 PM	
 Past Showing	07/28/2018 6:00 PM - 6:30 PM	
 Past Showing	07/28/2018 4:00 PM - 5:00 PM	
 Past Showing	07/28/2018 2:00 PM - 2:45 PM	
 Past Showing	07/28/2018 12:00 PM - 1:00 PM	
 Past Showing	07/28/2018 12:00 PM - 2:00 PM	
 Past Showing	07/28/2018 9:00 AM - 10:00 AM	
 Past Showing	07/27/2018 7:00 PM - 8:00 PM	
 Past Showing	07/27/2018 6:30 PM - 7:15 PM	
 Past Showing	07/27/2018 5:30 PM - 6:00 PM	
 Past Showing	07/27/2018 5:00 PM - 5:15 PM	
 Past Showing	07/27/2018 4:15 PM - 5:00 PM	
 Past Showing	07/27/2018 3:00 PM - 3:30 PM	
 Past Showing	07/27/2018 10:00 AM - 10:30 AM	
 Status Change	07/26/2018 6:37 PM	
 Status Change	07/26/2018 3:12 PM	
 Price Change	07/26/2018 10:09 AM	
 New Listing	07/26/2018	