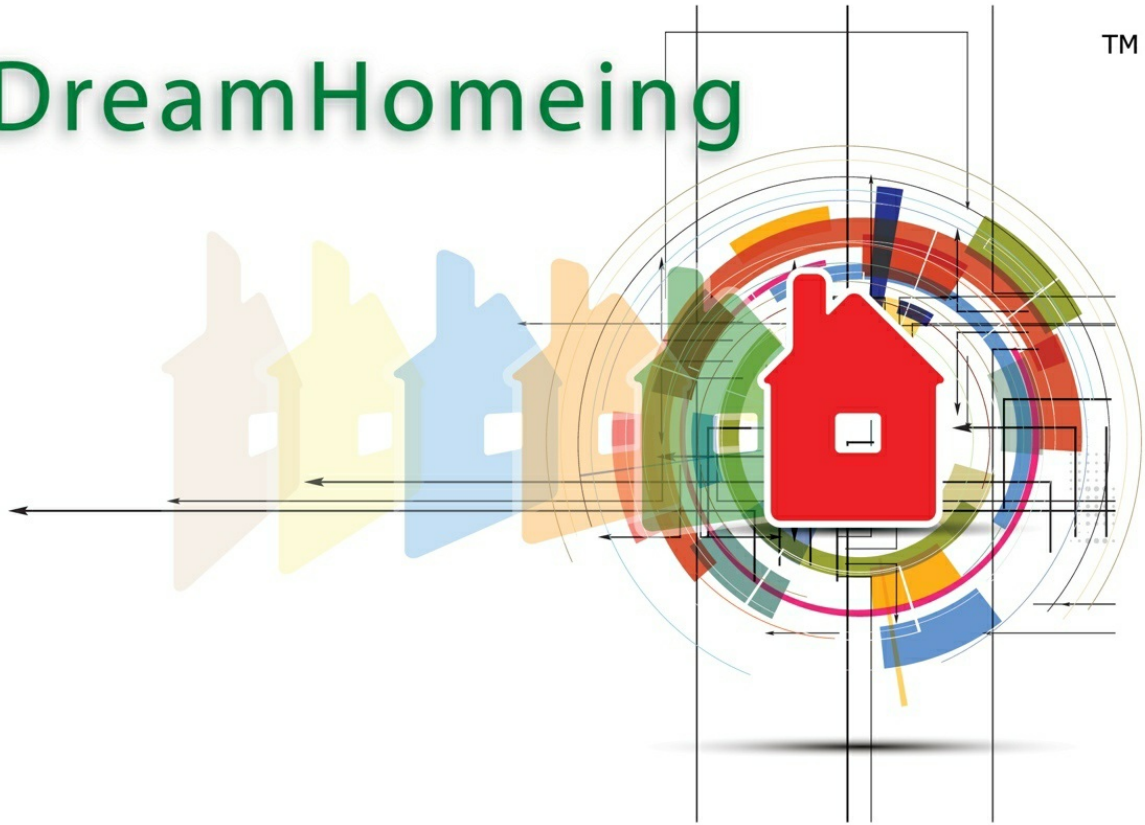


DreamHomeing

TM



LIFESTYLE PROPERTY FINDER **Personalized for YOU!**

For Miller Family

September 29, 2015
A Personalized Service by Your Realtor
Rob Patterson

Your Report



Properties for your Unique Lifestyle

Welcome to your exclusive DreamHomeing report. It has been tailor-made for you based on the locations, budget, and personal lifestyle goals you shared online.

To your input, the system applied its powerful matching engine. It crunched through thousands of performance characteristics to uncover properties in the MLS which best match your aims.

The report begins with your selected **Top Favorites**. Then, it shows more purchase options in **Best-Fits** and **Best-Values**. And, you even get a **Property-Buying Checklist** for smart shopping.

With the personalized data in this report, you and your agent have a great foundation for understanding goals and objectives. You get excellent purchase options for review. And, you can be more confident knowing they are among the best-suited options. You are securely on your way to sealing the deal on your ultimate dream property!

Locations

Your desired locations were:

- Birmingham, MI

Budget Range

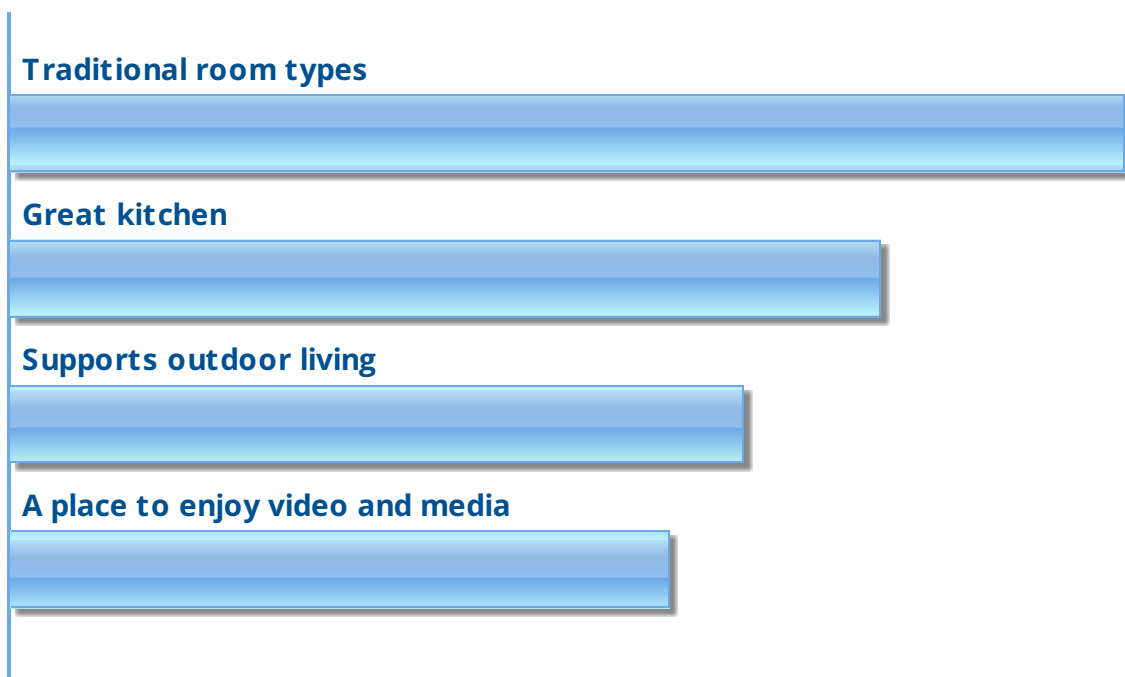
\$200,000.00 to \$600,000.00

Lifestyle Goals



They Drive your Property Matches

During your online session, you chose several lifestyle goals. Then, you used dragbars to set your ratings of each pair of goals. Based on those inputs, the system generated your overall priorities for your lifestyle goals. It is shown below and is the basis for the property scores in this report, including the Best Fit and Best Value property scoring.





You Showed Interest in These Online

The list of properties below shows those for which the Save for Later button was pressed during the DreamHomeing review. Just right of the image of each property are explanations about the property's score. This info shows how shopper's key goals are supported by the property's highest performing measures. While not an exhaustive list, it highlights some of the most impacting capabilities and features that drove the score. Some properties also list Bonus Benefits too. These were uncovered by the system. They are typically the above-average, pleasing elements of the property, which may be worth noting.



215102184

2523 WINDEMERE RD Birmingham
MI 48009

Lifestyle Score: 60

\$519,900.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Garage: Yes
Hardwood Flooring: hardwood
Garage Size: 3 Car
Architectural Style: Colonial
Porch Type: Deck, Porch - Covered
Architecture - # of Levels: 2Story

Bonus Benefits and Related Measures

Great Value

From

Road Frontage Type: Paved, Pub. Sidewalk
Cumulative Days on Market: 1

Notes:

Top Favorite Properties *(continued)*



Realcomp

215102976

815 RIDGEDALE AVE Birmingham
MI 48009

Lifestyle Score: 59

\$479,000.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Kitchen Dimensions: 25 x 12
Architecture - # of Levels: 1Story
Garage: Yes
Hardwood Flooring: hardwood
Architectural Style: Colonial
Kitchen Appliances: Bar Fridge, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove, Washing Machine, Other

Bonus Benefits and Related Measures

Great Value
Entertaining and Parties
Nice Gathering Spaces for Family Time
Room for Guests to Stay Over

From

Cumulative Days on Market: 1
Kitchen Dimensions: 25 x 12

Notes:



Realcomp

215073569

380 KIMBERLY ST Birmingham
MI 48009

Lifestyle Score: 55

\$549,900.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Breakfast Room Dimensions: 12 x 13
Garage: Yes
Porch Type: Patio, Porch, Porch - Covered
Architectural Style: Colonial
Architecture - # of Levels: 2Story
Family Room Dimensions: 17 x 22

Bonus Benefits and Related Measures

Many Financing Options

From

Road Frontage Type: Paved, Pub. Sidewalk
Possession: June 25

Notes:

Top 5 Best-Fit Properties



Highest Scores Based on Performance

This section shows the Best-Fit properties identified by the DreamHomeing system according to the shopper's goals. These are the properties that the DreamHomeing system calculated as closest to the shopper's overall Goals.



Realcomp

215078397

2275 FAIRWAY DRV Birmingham
MI 48009

Lifestyle Score: 62

\$588,000.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Architecture - # of Levels: 1Story
Breakfast Room Dimensions: 13 x 12
Garage: Yes
Hardwood Flooring: hardwood
Kitchen Dimensions: 17 x 12
Other Room - Dimensions: 20 x 18

Bonus Benefits and Related Measures

Bedroom on Main Floor
Features for Physically Disabled
Kids Have Areas for Play
Workout Area
Lots of Storage Space

From

Bedroom Master - Level: Entry
Other Room - Dimensions: 20 x 18

Notes:

Top 5 Best-Fit Properties *(continued)*



215102184

2523 WINDEMERE RD Birmingham
MI 48009

Lifestyle Score: 60

\$519,900.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Garage: Yes
Hardwood Flooring: hardwood
Garage Size: 3 Car
Architectural Style: Colonial
Porch Type: Deck, Porch - Covered
Architecture - # of Levels: 2Story

Bonus Benefits and Related Measures

Great Value

From

Road Frontage Type: Paved, Pub. Sidewalk
Cumulative Days on Market: 1

Notes:



215102976

815 RIDGEDALE AVE Birmingham
MI 48009

Lifestyle Score: 59

\$479,000.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Kitchen Dimensions: 25 x 12
Architecture - # of Levels: 1Story
Garage: Yes
Hardwood Flooring: hardwood
Architectural Style: Colonial
Kitchen Appliances: Bar Fridge, Dishwasher, Disposal, Dryer,
Microwave, Refrigerator, Stove, Washing Machine, Other

Bonus Benefits and Related Measures

Great Value
Entertaining and Parties
Nice Gathering Spaces for Family Time
Room for Guests to Stay Over

From

Cumulative Days on Market: 1
Kitchen Dimensions: 25 x 12

Notes:

Top 5 Best-Fit Properties *(continued)*



Realcomp

215087476

231 S GLENHURST DRV Birmingham
MI 48009

Lifestyle Score: 58

\$379,999.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Buildings List: Shed
Garage: Yes
Porch Type: Patio, Porch, Porch - Covered
Hardwood Flooring: hardwood
Architectural Style: Colonial
Architecture - # of Levels: 2Story

Bonus Benefits and Related Measures

From

Road Frontage Type: Paved, Pub. Sidewalk
Homestead: Yes

Notes:



Realcomp

215102260

100 SUFFIELD AVE Birmingham
MI 48009

Lifestyle Score: 57

\$559,900.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Architecture - # of Levels: 1 1/2Story
Garage: Yes
Hardwood Flooring: hardwood
Florida Room Dimensions: 15 x 10
Kitchen Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove, Washing Machine
Property Type: Residential

Bonus Benefits and Related Measures

Room for Guests to Stay Over
Kids Have Areas for Play
Lots of Storage Space
Rural or Countrified Setting
Gardens and Gardening

From

Baths - Full: 4
Lot Area (acres): 0.46

Notes:

Top 5 Best-Value Properties



Highest Performance per Dollar(\$)

This section shows the Best-Value properties identified by the DreamHomeing system according to the shopper's goals. These are the properties that the DreamHomeing system calculated as having the highest performance with the lowest price to obtain the performance.



215099259

1749 E MAPLE RD Birmingham
MI 48009

Value Score: 100

\$265,000.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Architecture - # of Levels: 1Story
Garage: Yes
Bedroom Master - Level: Entry
Property Type: Residential
Porch Type: Deck
Family Room Dimensions: 14 x 19

Bonus Benefits and Related Measures

Moderate or Lower Utility Costs

From

Warranty: YES
Listing Financing: Cash, Conventional, FHA, VA

Notes:

Top 5 Best-Value Properties *(continued)*



Realcomp

215101889

1507 HAYNES ST Birmingham
MI 48009

Value Score: 99

\$280,000.00

Measures Matching Lifestyle Goals

Architecture - # of Levels: 1Story
Garage: Yes
Lot Area (acres): 25.00
Frontage (in feet): 135
Other Room - Dimensions: 9 x 33
Bedroom Master - Level: Entry
Kitchen Appliances: Dishwasher, Disposal, Refrigerator, Stove

Bonus Benefits and Related Measures

Kids Have Areas for Play
Lots of Storage Space
Rural or Countrified Setting
Gardens and Gardening
Private Setting

From

Lot Area (acres): 25.00
Price per Acre: 11200.0000

Notes:



Realcomp

215087476

231 S GLENHURST DRV Birmingham
MI 48009

Value Score: 93

\$379,999.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Buildings List: Shed
Garage: Yes
Porch Type: Patio, Porch, Porch - Covered
Hardwood Flooring: hardwood
Architectural Style: Colonial
Architecture - # of Levels: 2Story

Bonus Benefits and Related Measures

From

Road Frontage Type: Paved, Pub. Sidewalk
Homestead: Yes

Notes:

Top 5 Best-Value Properties *(continued)*



Realcomp

215102222

2351 DORCHESTER RD Birmingham
MI 48009

Value Score: 92

\$254,750.00

Measures Matching Lifestyle Goals

Fireplace: Yes
Architecture - # of Levels: 1Story
Garage: Yes
Hardwood Flooring: hardwood
Bedroom Master - Level: Entry
Kitchen Appliances: Dishwasher, Disposal, Dryer, Refrigerator,
Stove, Washing Machine
Property Type: Residential

Bonus Benefits and Related Measures

Bedroom on Main Floor
Features for Physically Disabled
Great Value

From

Bedroom Master - Level: Entry
Cumulative Days on Market: 1

Notes:



Realcomp

215098280

1400 HAYNES ST Birmingham
MI 48009

Value Score: 86

\$279,900.00

Measures Matching Lifestyle Goals

Architecture - # of Levels: 1Story
Garage: Yes
Hardwood Flooring: hardwood
Bedroom Master - Level: Entry
Kitchen Appliances: Dishwasher, Disposal, Dryer, Microwave,
Refrigerator, Stove
Property Type: Residential
Garage Size: 2 Car

Bonus Benefits and Related Measures

Bedroom on Main Floor
Features for Physically Disabled

From

Bedroom Master - Level: Entry
Road Frontage Type: Paved, Pub. Sidewalk

Notes:



Ensuring a Successful Purchase

Savvy property shopping is easier when you know what to look for. This in-depth set of consideration is provided as a resource, by your agent. It can help you cross-check many aspects of your dream property to ensure that it will soundly deliver what you need. In addition, you might want to consider a professional inspection. There are resources for that in the next section and your agent can help you set that up.

The Neighborhood

Do you have quality local amenities nearby?

- Shopping and grocery stores
- Places of worship
- Schools and colleges
- Nightlife and entertainment

Is the traffic flow and access on nearby roads acceptable?

Will your commute to work be acceptable?

Does the state of local economy meet your needs?

Is the quality of other homes nearby acceptable and consistent?

Are there signs of renovation and upkeep that signal a vibrant community?

The Setting

Are the front, back and side yards sufficient?

Do the yards offer a view to kids playing, if you need that?

Does the setting have the privacy you require?

Structural & Trim

Is the structural integrity of the foundation (basement, crawl, slab etc.) sound?

Is the structural integrity of decks, porches, concrete/asphalt driveway sound?

Is the foundation dry?

Is the roof condition sound?

Are the windows in sound condition?

Home Buying Checklist *(continued)*

Mechanicals and Utilities

- Is the water flow and pressure adequate?
- Are the light fixtures and overall lighting adequate?
- Is the wiring (fusebox, switches, plugs etc.) updated and in good condition?
- Are the heating and cooling systems sound?
- Is the insulation adequate and sound?
- Is the condition of the attic sound?
- Is the condition of the laundry facilities adequate?

Entertainment and Livability

- Is there a clear wall for your big screen TV, if you use one?
- Is the condition of the fireplace(s), if present, adequate?
- Does the layout / floor plan and traffic pattern fit your needs?

Kitchen

- Is the kitchen layout and kitchen triangle (refrigerator, stove, sink) effective?
- Is there enough counter space?
- Are there enough storage cabinets and/or a pantry?
- Are the kitchen fixtures and/or appliances (if applicable) sound?

Misc Details

- Is the garage adequate for your vehicles and other storage?
- Do inside doors have the privacy locks you will want?
- Do ceilings show any signs of water leakage or infiltration?
- Will your furniture fit in the home?
- If you want drapes, blinds or light fixtures, did you specify that in your contract?
- Are there enough phone jacks and/or cable jacks?

Getting an Inspection



Finding a Professional Inspector

You can surely consult with your agent to find a professional inspector, he or she can likely recommend someone. In addition, you can visit the ASHI website for more info. The ASHI website offers a search utility to help you find inspectors by address, metro area, neighborhood or even by last name, area code or company name. "Certified" AHSI inspectors are professionals who have passed the most rigorous technical examinations in effect today and who are required to perform more than 250 professional inspections before they are allowed to call themselves "certified". *source: ASHI website.* **American Society of Home Inspectors at:**

www.ashi.org or www.homeinspector.org

Phone: 1-847-759-2820

Fax: 1-847-759-1620

Notes:

