



NOTICE TO SELLERS: Understanding Improvements, Accessories and Exclusions

As it relates to **section 2BCE in the RESIDENTIAL REAL ESTATE LISTING AGREEMENT EXCLUSIVE RIGHT TO SELL** and **section 2D in the ONE TO FOUR FAMILY RESIDENTIAL CONTRACT:**

Improvements: The house, garage and all other fixtures and improvements attached to the property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, work-out equipment and all other property attached to the property.

Accessories: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above-ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.

****Please note that anything attached to the home permanently or semi-permanently, usually with screws, is considered an improvement and is required by law to be left with the property. Items that go with those permanently or semi-permanently attached items, such as televisions attached to tv mounts, curtains attached to curtain rods, or any of the above items mentioned in accessories, must also be conveyed with the property.**

Please list below the improvements or accessories (AKA Exclusions) that you intend to remove from the property prior to closing. Common ones include: chandeliers, curtains (but leaving curtain rods), Televisions attached to TV mounts (but leaving mounts), exercise equipment bolted to walls, shelving in the garage that is screwed or bolted into the walls. If you have questions about this document or any items listed or not listed here, please connect with your Schroeder & Co. listing agent before signing this document.

Exclusions: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession:

- **All TVs and wall mounts**
- **Garage Metal Wall Cabinets**
- **Leather organizer rack in garage**
- **Garage vent system for lasers**
- **Battery Light fixtures next to living room tv**
- **Primary curtains and curtain rods**
- All pictures mounted to the walls
- All decor mounted to walls
- All deer mounts (real and fake)
- Dart board
- Entry mirror
- Dining mirror
- Fireplace mirror

I understand that **only** the items I've listed above are improvements and/or accessories that I am legally allowed to remove from the property prior to closing.

Seller

Seller