



Belle Maison Seller's Exclusion Checklist

Property Address: 11 Kayak Ridge Dr, The Woodlands, TX 77389

Dear [Seller(s)],

As part of preparing your home for market, please complete the checklist below. This helps us clearly disclose to buyers any items you wish to exclude from the sale.



Room-by-Room Checklist:

✦ Foyer / Entry

- Chandelier / Light Fixtures
- Wall Mirrors (fixed or decorative)
- Decorative Shelving

🍴 Kitchen

- Refrigerator
- Freezer
- Built-in Coffee Makers
- Microwave (if not built-in)
- Pot Racks
- Custom Window Treatments



Living Room / Family Room

- Mounted TVs
- Surround Sound Speakers
- Decorative Fire Screens
- Custom Draperies
- Light Fixtures / Ceiling Fans

 **Dining Room**

- Chandelier / Pendant Lighting
- Mounted Buffet or Wall Shelves
- Custom Draperies

 **Bedrooms**

- Chandeliers
- Mounted TVs
- Curtain Rods and Draperies
- Closet Built-Ins (please specify if excluded)

 **Bathrooms**

- Decorative Mirrors (if framed and removable)
- Shower Curtains / Rods
- Mounted Towel Warmers

 **Utility Room**

- Washer
- Dryer
- Garage Refrigerator / Freezer

 **Exterior / Backyard**

- Outdoor Kitchen Equipment
- Fire Pits (portable)
- Patio Furniture
- Mounted Outdoor TVs

- Playsets, Trampolines
- Potted Plants / Planters
- Pergolas / Gazebos (if not permanent)



Other Specific Exclusions:

(List any additional items)

There are 2 planter outside and some shelving and additional pots that will be coming with me,
In the media room the TV stays but the audio equipment including all speakers will be coming with
ceiling storage in the garage will stay but floor storage will be coming with me

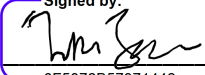


Quick Questions:

- Will the refrigerator stay? **YES / NO / N/A**
- Will the washer & dryer stay? **YES / NO / N/A**
- Will mounted TVs stay? **YES / NO / N/A**
- Are there any security cameras that will be removed? **YES / NO / N/A**



Seller Signatures:

Signed by:  Date: 1/31/2026
 Seller: _____ Date: _____
6F5872B57371442...

Seller: _____ Date: _____



Belle Maison Notes:

💡 Reminder:

Permanently installed fixtures generally remain with the home unless specifically excluded in writing.

Items not excluded may be expected to convey.