



Belle Maison Seller's Exclusion Checklist

Property Address: 206 N Vershire Cir, The Woodlands, TX 77354

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)

All curtains/draperies and rods. wall mirror in foyer. Refrigerators (kitchen and Garage).
Patio furniture, fire pit and potted plants with planters. Mounted TVs.
washer and dryer.



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:

Seller: DocuSigned by: Arto O. Lehtonen Date: 2/11/2026
Seller: DocuSigned by: Lilli Lehtonen Date: 2/11/2026
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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.