



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES
ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE
SELLER'S DISCLOSURE made on April 29, 2026 ADDENDUM to Contract of Sale dated
between Buyer
and Seller Arlene D. Lehman
for Property known as 105 Sunshine Ct, Unit K, Bel Air North, MD 21050

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included if box below is checked.

- Alarm System
Ceiling Fan(s) # 4
Central Vacuum
Clothes Dryer
Clothes Washer
Cooktop
Dishwasher
Drapery/Curtain Rods
Draperies/Curtains
Electronic Air Filter
Exhaust Fan(s) # ALL
Exist. W/W Carpet
Fireplace Screens/Doors
Fireplace Equipment
Freezer
Furnace Humidifier
Garage Opener(s) #
Garage remote(s) #
Garbage Disposal
Hot Tub, Equipment & Cover
Intercom
Microwave
Playground Equipment
Pool, Equipment & Cover
Refrigerator(s) # 1
W/ Ice Maker(s) # 1
Satellite Dish
Screens
Shades/Blinds
Storage Shed(s) #
Storm Doors
Storm Windows
Stove or Range
TV Antenna
Trash Compactor
Wall Mount TV Brackets
Wall Oven(s) #
Water Filter
Water Softener
Window A/C Unit(s) #
Window Fan(s) #
Wood Stove

ADDITIONAL INCLUSIONS (SPECIFY): Stained glass hanging over kitchen sink

ADDITIONAL EXCLUSIONS (SPECIFY): Stained glass hanging at entryway to den

2. LEASED ITEM(S) INCLUDED:

- Fuel Tank(s)
Solar Panels
Alarm System
Water Treatment System
Other
Other
Other
Other

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S):

3. UTILITIES. WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- Water Supply: Public, Well
Sewage Disposal: Public, Septic, Other
Heating: Gas, Electric, Oil, Heat Pump, Other
Hot Water: Gas, Electric, Oil, Other
Air Conditioning: Gas, Electric, Other

Utility Service Providers:

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature Date Seller Signature Arlene D. Lehman 4-29-26 Date

Buyer Signature Date Seller Signature Date

