



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 January 31, 2023 ■ ADDENDUM to Contract of Sale dated _____

between Buyer _____

and Seller Terry Boswell, Meigan Herrick

and Broker ExecuHome Realty Peggy Fancher

for Property known as **2222 Bauernschmidt Dr., Essex, MD 21221**

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.**

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Exist. W/W Carpet | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> TV Antenna |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>10</u> | <input checked="" type="checkbox"/> Fireplace Screens/Doors | <input type="checkbox"/> Pool, Equipment & Cover | <input checked="" type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Central Vacuum | <input checked="" type="checkbox"/> Fireplace Equipment | <input checked="" type="checkbox"/> Refrigerator(s) # <u>2</u> | <input checked="" type="checkbox"/> Wall Mount TV Brackets |
| <input checked="" type="checkbox"/> Clothes Dryer | <input type="checkbox"/> Freezer | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>2</u> | <input type="checkbox"/> Wall Oven(s) # _____ |
| <input checked="" type="checkbox"/> Clothes Washer | <input checked="" type="checkbox"/> Furnace Humidifier ("as-is") | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Water Filter |
| <input type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u> | <input checked="" type="checkbox"/> Screens | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Garage remote(s) # <u>1</u> | <input checked="" type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input type="checkbox"/> Drapery/Curtain Rods | <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Storage Shed(s) # <u>2</u> ("as-is") | <input checked="" type="checkbox"/> Window Fan(s) # _____ |
| <input type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Hot Tub, Equipment & Cover | <input checked="" type="checkbox"/> Storm Doors | <input checked="" type="checkbox"/> <u>Wood Stove</u> |
| <input type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> Intercom | <input type="checkbox"/> Storm Windows | <u>Pellet</u> |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>ALL</u> | <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Stove or Range | |

ADDITIONAL INCLUSIONS (SPECIFY): Speakers, Receiver and Subwoofer on Main Level, Speakers in Lower Level

Octagonal Table and Glass Patio Table on Lower Level Deck, Wooden Furniture on Deck Pier

ADDITIONAL EXCLUSIONS (SPECIFY): Wine Refrigerator in Kitchen

2. LEASED ITEM(S) INCLUDED:

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Fuel Tank(s) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

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

1 Propane Tank Leased Through Petro (Stove, Main LVL Fireplace)

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

- | | | | |
|-------------------|--|--|---|
| Water Supply: | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Well | |
| Sewage Disposal: | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic | |
| Heating: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ |
| Hot Water: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil <input type="checkbox"/> Other _____ |
| Air Conditioning: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Other _____ |

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

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____ Date 1/31/23

Terry Boswell by: _____

Meigan Herrick 2/3/2023

Seller Signature _____ Date _____

Meigan Herrick

