



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 03/10/2026. ADDENDUM to Contract of Sale dated between Buyer and Seller Susan F. Capp for Property known as 100 Grace Manor Dr, Havre de Grace, MD 21078

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) # 1, 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) # 1, Garage remote(s) # 2, 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) # 2, 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): Picnic Table, Entertainment Center in Basement, Cabinets and Work Top in Garage

ADDITIONAL EXCLUSIONS (SPECIFY):

2. LEASED ITEM(S) INCLUDED:

- Fuel Tank(s), Solar Panels, Alarm System, Water Treatment System, 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, Other; 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 Susan F. Capp Date 3/10/26

Buyer Signature Date

Seller Signature Date

