

MAGNOLIA REALTY

EXCLUSIONS

For Clarity Purposes Only

SELLER: Please carefully read paragraph 2. Property from TREC No. 20-12 excerpt below:

2.* PROPERTY: "Property" means the land, improvements, and accessories described below, except for any described exclusions. A. Land: Lot, Block, Addition, City of, in County, Texas known as (address/zip code), or as described on attached exhibit. (If Property is a condominium, attach Condominium Addendum.)

THINGS THAT STAY WITH THE SALE OF YOUR HOME:

B. Improvements: The house, garage and all other fixtures and improvements attached to the above described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above-described real property.

C. Accessories: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above-ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) satellite dish systems, (ii) garage doors, (iii) entry gates, and (iv) other improvements and accessories.

ITEMS THAT DO NOT STAY WITH THE SALE OF YOUR HOME:

D. Exclusions: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: _____.

*Above is taken from TREC NO. 20-12 One to Four Family Contract

List below all items you will **NOT** be leaving with your home at closing which are listed in paragraph 2. Property above. This is for clarification purposes only.

1. Television antenna in attic

4. _____

2. Television wall mounts (4 total)

5. _____

3. _____

6. _____

Jennifer Manning 6/4/25

Seller

Date

Seller

Date