

Addendum to Listing Agreement regarding Improvements and Exclusions

Paragraph 2 of the Sales Contract states the items that are considered PART OF THE PROPERTY being conveyed to the buyer by the seller. Please read the list below very carefully and list any items you wish the Broker to EXCLUDE in the listing and in the marketing of the property to other agents in the MLS. Please note that the excluded items MUST be excluded in the Sales Contract in order to be binding upon closing. If the excluded items are removed before closing, the buyer will expect the seller to return the surface from which they were removed to its original condition.

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 and shelving attached (bolted, not "hung") to the wall
- ceiling fans,
- attic fans,
- mail boxes,
- television antennas
- 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,
- *basketball goal attached to the home or in the ground* [Note: this is not in the TREC contract, but is a TREC ruling on some of our past contracts]
- and all other property owned by Seller and attached to the above described real property.

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,
- controls for: (i) satellite dish systems, (ii) garage doors, (iii) entry gates, and (iv) other improvements and accessories.

The seller wishes to exclude the following items in the listing agreement:

Seller Richard E. [Signature] Date 3/16/16 Seller Jane [Signature] Date 3/16/16