

Seller's Updates and Upgrades

Address: ⁵⁵¹⁵ 240 Private road ~~5516~~ Palestine TX 75801

Item	Description and Date/Year
A/C Outside Condenser	—
Coil/Furnace	—
Curtains/Blinds	Blinds ~ 2023
Ceiling Fans/Light Fixtures	—
Countertops	—
Cabinets	—
Deck	—
Doors	Sliding Back door cover - wood doors - 2024
Electrical	—
Faucets	—
Fence	—
Fireplace	—
Flooring	—
Garage Door/Opener	—
Water Heater	—
Landscaping	—
Paint	New Paint - Ceilings, walls, Trim - 2023
Plumbing	—
Roof	—
Sinks	—
Septic System	—
Sprinkler System	—
Wallpaper	—
Windows	—
Other	10x30 covered Porch - Back Porch

Seller's Exclusions

Address: 240 Private road 5515 Palestine TX 75801

Please check any of the following items being excluded from the sale of the property:

- Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): Ring Doorbell
- Refrigerator/Stove/other kitchen equipment Refrigerator - negotiate
- Curtains/Drapes/Valances/Rods in the following rooms: —
- Screens/Shutters/Awnings on the following windows: —
- Window blinds or shades in the following rooms: —
- Mirrors fixed in place in the following rooms: —
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: —

- Satellite Equipment & controls
- Television antenna(s)
- Mounted speakers
- Mounted TV
- Mounted TV brackets
- Window air conditioning units
- Water softener system
- Entry gate openers
- Pool equipment & maintenance accessories
- Above ground pool / hot tub
- Outdoor cooking equipment

- Artificial fireplace logs
- Fireplace screens
- ☒ Playground/swingset/playhouse equipment — Pergola swing
- Basketball goal
- Storage shed, shelves in storage shed
- Shelves/workbench in garage
- Birdbaths, Birdhouses and/or Birdfeeders
- Statues, fountains, yard art
- ✓ Other Dog Kennel

SELLER: Jeremy Kindrick
Date: 8-17-2025

SELLER: _____
Date: _____

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 240 Brivate road ⁵⁵¹⁵ ~~5516~~ Palestine TX 75801

Persons living in Home: Adults 2 Children 1

Summer Thermostat Reading: 74

Winter Thermostat Reading: 78

Month	Year	Electric	Gas	Water	Trash	Other
January	2025	200	—	40	—	
February	2025	200	—	40	—	
March	2025	175	—	40	—	
April	2025	175	—	40	—	
May	2025	175	—	40	—	
June	2025	175	—	40	—	
July	2025	225	—	40	—	
August	2025	225	—	40	—	
September	2025	200	—	40	—	
October	2025	175	—	40	—	
November	2025	175	—	40	—	
December	2025	200	—	40	—	
Total						
Average						