



PERSONAL PROPERTY ADDENDUM FOR AGREEMENT/CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

1) Buyer and Seller agree that the following items, if present on the Property on the date of the offer, shall be included in the sale as part of the Purchase Price free of liens, unless excluded in paragraph 2 below. Seller agrees to unpair any "smart" devices that convey prior to Closing. Items of personal property other than those below may be sold separately by Bill of Sale (SCR Form 503).

Seller agrees the items below include smart and traditional versions of the product, any related or necessary accessories, dedicated equipment, remotes or similar items.

- a) Alarm and security systems (attached) for security, fire, smoke, carbon monoxide or other toxins. This includes any and all equipment, sensors, cameras, video doorbells, mounts, and storage devices for the alarm/security system.
b) All stoves/ranges/ovens; built-in appliances; attached microwave oven; vent hood
c) Antennas; satellite dishes and receivers
d) Any permanently attached or in ground play equipment (including play sets, swing sets, and basketball goals)
e) Ceiling and wall-attached fans; light fixtures (including existing bulbs and remote controls)
f) Fireplace insert; gas logs or starters; attached fireplace screens; wood or coal stoves
g) All attached floor coverings
h) Any fuel tanks
i) Garage door openers and any and all remotes, keys, or fobs
j) Permanently wired generators
k) Invisible fencing with power supply and any corresponding collars or accessories
l) Landscape and in ground outdoor trees and plants, raised garden; landscape and foundation lighting; outdoor sound systems; permanent irrigation systems; rain barrels; landscape water features; address markers, and fountains
m) Mailboxes and any mounted mail or newspaper containers
n) Mirrors attached to walls, ceilings, cabinets or doors; all bathroom wall mirrors
o) Any storage sheds, workshops, or detached structures.
p) Swimming pool (excluding inflatable); spa; hot tub; any and all maintenance, heating, and filtration equipment
q) Any and all water heating systems
r) Sump-pumps, radon fans, crawlspace ventilators, and permanently wired de-humidifiers
s) TV wall mounts and brackets. Any mounted speakers or intercom systems
t) Thermostats
u) Water supply equipment, including filters, conditioning and softener systems; re-circulating pumps; well pumps and tanks
v) Any and all windows, window screens, doors, door screens blinds, curtain rods, drapery rods and brackets, and all mounting equipment for these items.
w) Garage storage systems attached or mounted to the wall or ceiling or any garage storage system hanging from the wall or ceiling
x) Electric or smart car charger and related equipment
y) Central Vacuum system and equipment

2) The following items shall not convey (This includes property that is leased or not owned by the Seller) chandelier in dining room, chandelier at top of the staircase, two chandeliers in living rooms, monkey chandelier in kitchen, chandelier in primary bedroom, two sconces in dining room, all drapery and rods, bronze statue of children and two pig statues out front do not convey

[] BUYER [] BUYER [Initial CSB, PE] SELLER [] SELLER
[] BUYER [] BUYER [] SELLER [] SELLER

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3) Seller prior to closing should unpair any and all smart equipment that will convey with the property and return the items to factory default settings.

Seller shall repair any damage caused by removal of any items excluded in paragraph 2.

EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at _____ AM PM on _____, unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline. **This offer will expire automatically if no action is taken by either party 30 calendar days after the offer's submittal.**

IN WITNESS WHEREOF, this Contract has been duly executed by the Parties.

BUYER: _____ **Date:** _____ **Time:** _____

SELLER: Signed by: *Shane Alverson, Personal Representative of the Estate of Joseph T. Newton II* **Date:** *12/15/2025* **Time:** _____
Estate of Joseph T. Newton III

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

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