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

THIS ADDENDUM, made and entered into this_____day of_____, by the undersigned Parties to the Contract to Buy and Sell the following real property:

PROPERTY: Lot_____ Block_____ Section_____ Subdivision **South of Broad**
Address **69 Church Street**
Tax Map/PIN/Other # **458-13-01-017**
City **Charleston** State **SC** Zip **29401** County of **Charleston**, State of South Carolina.

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 3 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

BUYER | BUYER | SELLER, AND | SELLER

HAVE READ THIS PAGE

COPYRIGHT© 2026 BY SOUTH CAROLINA ASSOCIATION OF REALTORS®

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 and brackets, 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 additional items shall convey: _____

3. The following items shall not convey (This includes property that is leased or not owned by the Seller): _____

☐ Check if additional pages are attached.

This Addendum shall be governed by the laws of the State of South Carolina, without giving effect to its conflicts of law principles. Any legal action or proceeding arising out of or relating to this Contract shall be brought exclusively in the state or federal courts of South Carolina.

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

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

SELLER: John Daniel Kiser **John Daniel Kiser** Date: 09/02/2026 Time: 12:25 p.m

SELLER: Ellen S Kiser **Ellen S Kiser** Date: 09/02/2026 Time: 12:26 p.m.

SELLER: _____ Date: _____ Time: _____

SELLER: _____ Date: _____ Time: _____

BUYER | BUYER | SELLER, AND | SELLER

HAVE READ THIS PAGE

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH THE REALTOR® BELOW IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE SOUTH CAROLINA ASSOCIATION OF REALTORS® AT (803) 772-5206.

Leslie Turner | 8433673722 | leslie@maisonchs.com

REALTOR® NAME | REALTOR® PHONE | REALTOR® EMAIL