



# Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum

Property Address: 24233 Hawkins Landing Drive, Gaithersburg, MD 20882

## PART I. Inclusions/Exclusions Disclosure

**Personal Property and Fixtures:** The Property includes the following personal property and fixtures: A) Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey. B) The items marked **YES** below are currently installed or offered. If more than one of an item convey, the number of items is noted.

Yes	No	#	Items	Yes	No	#	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alarm System (As is)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Garage Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	w/ remote
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Gas Log
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip, & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Refrigerator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Fireplace Screen/Door (FR standing screen conveys)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ ice maker
				<input checked="" type="checkbox"/>	<input type="checkbox"/>		Satellite Dish (As is)
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Stove or Range
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
				<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Wall Oven
				<input checked="" type="checkbox"/>	<input type="checkbox"/>		Water Treatment System
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
				<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Treatments (except MD)
				<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove

**OTHER** Microwave conveys (kitchen); Window treatments in Master BR (draperies) do NOT convey

## AS IS ITEMS

Seller does not warrant the condition or working order of the following items and/or systems:  
Alarm System, Satellite Dish, built-in sound system

## LEASED ITEMS

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) DO NOT CONVEY absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property:

Seller certifies that Seller has completed this checklist disclosing what conveys with the property and gives permission to make this information available to prospective buyers.

Seller Walter L Hepker

Date April 16, 2008

Seller Kathleen L Hepker

Date

## PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated \_\_\_\_\_ between Seller Walter L Hepker, Kathleen L Hepker and Buyer \_\_\_\_\_

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

Seller \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members only. Previous editions of this form should be destroyed.

