

REALTOR® Office Use Only  
MLS No. \_\_\_\_\_



### LISTING AGREEMENT ADDENDUM



In reference to the Listing Agreement between \_\_\_\_\_ Range20 Development, Inc. (Jocelyn VerLee)  
the Owner, and \_\_\_\_\_ Century 21 Affiliated - St Joseph \_\_\_\_\_, the Broker,  
dated \_\_\_\_\_ 04/16/2026 \_\_\_\_\_ and covering the real property located at \_\_\_\_\_  
\_\_\_\_\_ 13662 Red Arrow Highway, Harbert, MI 49115 \_\_\_\_\_

the undersigned Owner further agrees to the following:

(Addendum 1/2) to the Listing Agreement:  
  
In regard to Lines 26-32  
Exclusions to the sale of the property at 13662 Red Arrow:  
The property is being sold as "rental-ready". Meaning, that with limited exceptions to artwork and event accessories as listed below, this property will be ?ready to rent? as five furnished units and one event space. All interior and exterior furniture, hot tubs, tub chemicals remaining at time of closing, event furniture, rugs, tvs, internet modem, kitchenware, towels and bed linens, beach gear, bikes, kayaks, outdoor furniture and laundry room equipment is included in the sale of the property.  
  
Gathering Room: Artwork in Gathering Room and China plates are excluded from the sale.  
Lower Level, Workspace: All items in the workshop area are not included in the sale and will be removed prior to closing including but not limited to all personal electric hand tools, equipment, shelving, one mountain bike, one SUP, all other tools, the dock box and contents are not included in the sale.  
  
Supply and Laundry Room. Some personal blankets (collection of Mexican blankets and some linens) are not included in the sale. All others are included.  
Unit 5 Lower Level, three bedroom unit: All artwork, frames, all personal items and some kitchenware items will be excluded. Glassware collection is excluded. Tall clock, green plastic stool and cabinet in primary bedroom is excluded. All other furniture is included in the sale. This unit will be "rental ready" upon closing.  
  
Artwork in Suite 2, "Explore" -Dog painting and abstract painting above couch are excluded.  
  
Intellectual Property:  
The business associated to the physical property is called, "WithInn". The website, building signage, photos, all branding nomenclature, marketing items and verbiage used in the represented VRBO listings is proprietary. These business related items are not included in the sale of the physical real estate. As such, should buyer wish to retain the name and have ownership of said items, they are for sale and should be negotiated directly between Buyer and Seller and will be considered as a separate transaction outside of the sale of the physical real estate. Otherwise, those items and the VRBO booking listings to be deleted prior to closing

The above changes shall become effective upon the Owner signing. The above is acknowledged by the Owner and the Broker to be a definite part of the Listing Agreement. If there is a conflict between the Listing Agreement and this Listing Agreement Addendum, this Listing Agreement Addendum shall prevail.

Accepted by: Josh Fraze  
dotloop verified  
04/08/26 10:34 AM EDT  
UUH1-55QV-DUME-ANDV  
REALTOR®

\_\_\_\_\_  
Broker

Jocelyn VerLee  
dotloop verified  
04/08/26 10:49 AM EDT  
JCO0-5JDF-47OD-OZH0  
Owner Signature Date

\_\_\_\_\_  
Owner Signature Date