



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)

Refrigerator + freezer do not stay -
Storage Building + Chicken Coops do not stay.

BUYER BUYER BUYER SELLER SELLER SELLER
BUYER BUYER BUYER SELLER SELLER SELLER

HAVE READ THIS PAGE

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: Date: ^{3/26/25} ~~3/27/25~~ Time: _____

SELLER: Date: _____ Time: _____

SELLER: Date: _____ Time: _____

SELLER: Date: _____ Time: _____

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Personal Property Checklist

Schedule A

Checklist of personal property TO BE INCLUDED in the sale of

113 Roe Road, Greenville, SC 29611

Appliances	Fixtures
<input type="checkbox"/> Bar Refrigerator <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Dryer: (<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas) <input type="checkbox"/> Cooktop: (without Oven) (<input type="checkbox"/> Electric <input type="checkbox"/> Gas) <input checked="" type="checkbox"/> Stand Alone Range/Oven Combo: (<input type="checkbox"/> Electric <input type="checkbox"/> Gas) <input type="checkbox"/> Ice Maker <input type="checkbox"/> Kitchen Island <input type="checkbox"/> Microwave: Built-In <input type="checkbox"/> Stand Alone <input type="checkbox"/> <input type="checkbox"/> Kitchen Refrigerator <input type="checkbox"/> Other Refrigerator: _____ <input type="checkbox"/> Stand Alone Freezer <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Wall Oven: (<input type="checkbox"/> Single <input type="checkbox"/> Double) <input checked="" type="checkbox"/> Washing Machine <input type="checkbox"/> Water Heater: (<input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Tankless) <input type="checkbox"/> Wine Cooler <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Blinds and Shades <u>Zinc</u> <input type="checkbox"/> Ceiling Fan(s)# _____ Remotes# _____ <input type="checkbox"/> Chandelier(s)/light fixtures # _____ <input type="checkbox"/> Closet Fixtures _____ <input type="checkbox"/> Curtain Rods # _____ Curtains _____ <input type="checkbox"/> Dehumidifier _____ <input type="checkbox"/> HVAC Split System/Wall Unit _____ <input type="checkbox"/> Fireplace Screen/Tools _____ <input type="checkbox"/> Fuel oil/LP Gas in Tank. How much? _____ <input type="checkbox"/> Gas Logs- Remotes# _____ Ventless _____ <input type="checkbox"/> Generator _____ <input type="checkbox"/> Mantle(s)/Faux Mantle(s) # _____ <input type="checkbox"/> Plantation Blinds _____ <input type="checkbox"/> Shelving _____ Shoe Racks _____ <input type="checkbox"/> Shower Curtains _____ <input type="checkbox"/> Surround Sound Equipment _____ <input type="checkbox"/> <input type="checkbox"/> Speakers# _____ <input type="checkbox"/> TV's # _____ <input type="checkbox"/> <input type="checkbox"/> TV Wall Mounts # _____ <input type="checkbox"/> TV Antenna/Dish _____ <input checked="" type="checkbox"/> Vanity Bath Mirrors # _____ <input type="checkbox"/> Window Screens _____ <input type="checkbox"/> Shutters (<input type="checkbox"/> Wood <input type="checkbox"/> Vinyl) <input type="checkbox"/> Wood Stove <input type="checkbox"/> Gas Furnace
Outside	Miscellaneous
<input type="checkbox"/> Basketball Goal <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Irrigation System (<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Zones) <input type="checkbox"/> Fire Pit <input checked="" type="checkbox"/> Mailbox <input type="checkbox"/> Plants & Trees (Except: _____) <input type="checkbox"/> Pool <input type="checkbox"/> Pool Cleaner <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Supplies <input type="checkbox"/> Porch Swing <input type="checkbox"/> Swing Set/Play Structure <input type="checkbox"/> Water Fountain <input type="checkbox"/> Underground Fencing - Collars # _____ <input type="checkbox"/> Utility Building(s) _____ Keys # _____	<input type="checkbox"/> Alarm System <input type="checkbox"/> <input type="checkbox"/> Security Cameras _____ <input type="checkbox"/> Boat Lift <input type="checkbox"/> Jet Ski Lift <input type="checkbox"/> Central Vacuum & Attachments <input type="checkbox"/> Dock <input type="checkbox"/> Covered <input type="checkbox"/> Uncovered <input type="checkbox"/> Dock Storage Box(es) _____ <input type="checkbox"/> Extra Flooring: _____ <input type="checkbox"/> Extra Paint: _____ <input type="checkbox"/> Garage Door Openers/Remotes # _____ <input checked="" type="checkbox"/> Smoke Detectors <input type="checkbox"/> Solar Panels <input type="checkbox"/> <input type="checkbox"/> Owned _____ Leased _____ <input type="checkbox"/> Work Bench <input type="checkbox"/> Other: _____

Seller: Clair D. Demers Date: 3/26/25 Purchaser: _____ Date: _____
 Seller: _____ Date: _____ Purchaser: _____ Date: _____