



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES **ADDENDUM**

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN **ADDENDUM** TO THE CONTRACT OF SALE
 SELLER'S DISCLOSURE made on 09/11/2025. ▪ **ADDENDUM** to Contract of Sale dated _____
 between Buyer _____
 and Seller Construction Phase 1.5, LLC
 for Property known as 2810 Ellicott Driveway, Baltimore, MD 21216.

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked**.

- | | | | |
|---|--|---|---|
| ☐ Alarm System
☒ Ceiling Fan(s) # <u>all</u>
☐ Central Vacuum
☒ Clothes Dryer
☒ Clothes Washer
☐ Cooktop
☐ Dishwasher
☒ Drapery/Curtain Rods
☐ Draperies/Curtains
☐ Electronic Air Filter
☒ Exhaust Fan(s) # <u>all</u> | ☒ Exist. W/W Carpet
☐ Fireplace Screens/Doors
☐ Fireplace Equipment
☐ Freezer
☐ Furnace Humidifier
☐ Garage Opener(s) # _____
☐ Garage remote(s) # _____
☐ Garbage Disposal
☐ Hot Tub, Equipment & Cover
☐ Intercom
☒ Microwave | ☐ Playground Equipment
☐ Pool, Equipment & Cover
☒ Refrigerator(s) # <u>1</u>
☐ w/ Ice Maker(s) # _____
☐ Satellite Dish
☒ Screens
☒ Shades/Blinds
☐ Storage Shed(s) # _____
☒ Storm Doors
☐ Storm Windows
☒ Stove or Range | ☐ TV Antenna
☐ Trash Compactor
☐ Wall Mount TV Brackets
☐ Wall Oven(s) # _____
☐ Water Filter
☐ Water Softener
☒ Window A/C Unit(s) # <u>all</u>
☐ Window Fan(s) # _____
☐ Wood Stove |
|---|--|---|---|

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

- | | |
|--|--|
| ☐ Fuel Tank(s)
☐ Solar Panels
☐ Alarm System
☐ Water Treatment System | ☐ Other _____
☐ Other _____
☐ Other _____
☐ Other _____ |
|--|--|

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S):

3. UTILITIES. WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- | | | | | | |
|------------------|--|--|------------------------------|------------------------------------|--------------------------------------|
| Water Supply | ☒ Public | ☐ Well | | | |
| Sewage Disposal | ☒ Public | ☐ Septic | | | |
| Heating | ☒ Gas | ☐ Electric | ☐ Oil | ☐ Heat Pump | ☐ Other _____ |
| Hot Water | ☒ Gas | ☐ Electric | ☐ Oil | | ☐ Other _____ |
| Air Conditioning | ☐ Gas | ☒ Electric | | | ☐ Other _____ |

All other terms and conditions of the Contract of Sale remain in full force and effect.

 Buyer Signature Date

 Buyer Signature Date

Christopher Seaborn

 Seller Signature Date

 Seller Signature Date

 Seller Signature Date

