

**INCLUSIONS/EXCLUSIONS AND UTILITIES ADDENDUM TO
EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT**
For the sole purpose of assisting the agent in preparing an offer and
is not to be part of the Contract of Sale

ADDENDUM dated _____ to Exclusive Right to Sell Residential Brokerage Agreement
between Seller(s) _____
and Broker _____
for Property known as _____.

INCLUSIONS/EXCLUSIONS: Seller intends for these items marked below to be included in the sale of the property unless otherwise negotiated:

INCLUDED

- ☐ Alarm System
- ☐ Built-in Microwave
- ☐ Ceiling Fan(s) # ____
- ☐ Central Vacuum
- ☐ Clothes Dryer
- ☐ Clothes Washer
- ☐ Cooktop
- ☐ Dishwasher
- ☐ Drapery/Curtain Rods
- ☐ Draperies/Curtains
- ☐ Electronic Air Filter
- ☐ Exhaust Fan(s) # ____

INCLUDED

- ☐ Exist. W/W Carpet
- ☐ Fireplace Screen/Doors
- ☐ Freezer
- ☐ Furnace Humidifier
- ☐ Garage Opener(s) # ____
w/remote(s) # ____
- ☐ Garbage Disposer
- ☐ Hot Tub, Equip. & Cover
- ☐ Intercom
- ☐ Playground Equipment
- ☐ Pool, Equip. & Cover
- ☐ Refrigerator(s) # ____

INCLUDED

- ☐ w/ice maker
- ☐ Satellite Dish
- ☐ Screens
- ☐ Shades/Blinds
- ☐ Storage Shed(s) # ____
- ☐ Storm Doors
- ☐ Storm Windows
- ☐ Stove or Range
- ☐ T.V. Antenna
- ☐ Trash Compactor
- ☐ Wall Mount T.V. Brackets
- ☐ Wall Oven(s) # ____

INCLUDED

- ☐ Water Filter
- ☐ Water Softener
- ☐ Window A/C Unit(s)

- ☐ Window Fan(s) # ☐
- ☐ Wood Stove

ADDITIONAL INCLUSIONS (Specify):

EXCLUSIONS (Specify):

LEASED ITEMS: FUEL TANKS, SOLAR PANELS AND OTHER ITEMS: Seller's intentions with regard to any leased items are as follows: _____

UTILITIES: WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

- | | | | | | |
|-------------------|---------------------------------|---------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Water Supply: | <input type="checkbox"/> Public | <input type="checkbox"/> Well | | | |
| Sewage Disposal: | <input type="checkbox"/> Public | <input type="checkbox"/> Septic | | | |
| Heating: | <input type="checkbox"/> Oil | <input type="checkbox"/> Gas | <input type="checkbox"/> Elec. | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water: | <input type="checkbox"/> Oil | <input type="checkbox"/> Gas | <input type="checkbox"/> Elec. | <input type="checkbox"/> Other _____ | |
| Air Conditioning: | <input type="checkbox"/> Gas | <input type="checkbox"/> Elec. | <input type="checkbox"/> Other _____ | | |

Seller _____ Date _____

Seller _____ Date _____





Anne Arundel County Association of REALTORS®
ADDENDUM – ELECTRONIC LOCKBOX
To Listing Contract

ADDENDUM/AMENDMENT #____ dated _____ to Listing dated _____
between Broker: _____
and Owner(s): _____
for Property known as: _____

The electronic key lockbox (Lockbox) is a storage device used to (1) store keys and to (2) record access by authorized users of the Lockbox (Lockbox Users).

Owner(s) authorizes and directs Broker or Broker's agent to place a Lockbox on Owner's property (Property) during the term of this Listing Contract for the express purpose of storing keys to Property and providing Lockbox Users with access to Property for all reasonable purposes in connection with the sale or rental of Property.

If Property is occupied by anyone other than Owner(s), it is the responsibility of Owner(s) to notify the occupant(s) that a Lockbox containing a key to the premises will be placed on Property for the purposes stated herein.

Owner(s) assumes all risk of loss, damage and injury, including any and all that may be caused by unauthorized use of the Lockbox. Owner(s) agrees to hold harmless and indemnify all Lockbox Users, the Listing Broker, the Metropolitan Regional Information System, Inc. (MRIS®), and the National, State and all Local Association(s) of REALTORS® from any loss, damage or injury sustained by Owner(s) and any others.

Showing information: Contact (Name): _____
() Owner(s) () Occupant(s) Phone: _____
Lockbox location: _____
Pet(s) description and location: _____

Alarm system () Not applicable () Off () On Code: _____
Alarm box location: _____
Restricted hours: _____
Other: _____

This Addendum is part of the Listing Contract, and holds equal force and effect for the term of the Listing Contract and any extension(s). Owner(s) acknowledges receipt of a copy of this Addendum.

Broker: _____ Owner: _____ Date: _____

By: _____

Date: _____ Owner: _____ Date: _____

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