



OSCAR
FINE PROPERTIES

Seller Exclusions and Inclusions

Please tell us what items you plan to leave (inclusions) that might add value (pool cleaning equipment, appliances, light fixtures, art). As well as those that are "installed" that you might be un-installing and taking with you, for example: appliances, mounted TVs, and light fixtures.

Inclusions

1. All kitchen appliances (Subzero fridge, JennAir range with double oven, JennAir dishwasher, Sharp drawer microwave, wine cooler)
2. All light fixtures
3. Custom-designed stained glass window portraying Houston city skyline
4. Wall-mounted slat system along East wall of the garage for shovels, brooms, etc.
5. Ceiling-mounted storage racks in garage
6. Custom-built breakfast nook table with bespoke performance-fabric banquette cushions
7. Custom bench cushion for mudroom & seat cushions for breakfast nook chairs
8. Irrigation-ready planters along driveway for future gardening enjoyment (dedicated sprinklers for each)
9. Patio furniture with new covers + outdoor turf rug (if desired by buyer)

Exclusions

1. Tonal wall-mounted workout system from primary bedroom
2. Wall-mounted Samsung "The Frame" TV from family room
3. Washer and dryer
4. Wall-mounted TV in primary bedroom
5. Garage refrigerator

Seller's Initials MR / DA Agent's Initials _____