AGENT INFORMATION

Property Inclusions, Exclusions & Negotiable Items

ITEMS THAT WILL NOT CONVEY

The following items will be removed prior to closing. Any walls or ceiling areas affected by removal will be repaired and painted as noted.

- **Office Ceiling Fan:** Will be replaced with the original light fixture that was in place when the home was purchased.
- **Primary Suite Sitting Room/Closet Ceiling Fan:** Will be replaced with the original light fixture that was in place when the home was purchased.
- **Downstairs Family Room Pool Table/Billiards Light:** Will be removed. All mounting holes will be patched and painted. The original ceiling fan remains in place and will convey.
- **Washer & Dryer:** Will not convey.
- **Guest Room Curtain Rods:** Curtain rods in the Secondary Primary bedroom with the stairs and private bathroom will be removed. Walls will be repaired and painted.
- **Living Room Curtain Rods:** Curtain rods on both the windows and entryway in the living room/“boho room” will be removed. Walls will be repaired and painted.
- **Swag Light Fixtures:** Will not convey.
- **Kitchen Sink Light/Bulb:** The specialty bulb currently above the kitchen sink will be removed and replaced with a standard bulb consistent with the other recessed lighting.
- **Deck Umbrella:** Will not convey.
- **Second Bedroom Light/Fan:** Will be replaced with the original light fixture that was in place when the home was purchased, or with a new fan/light fixture.

PROPERTY FEATURES & IMPROVEMENTS

The following items and improvements will remain with the property and convey unless otherwise noted:

- **LeafGuard gutters**
- **Refrigerator:** Just over one year old and will convey.
- **Bar Stools:** 8 adjustable kitchen bar stools will convey.
- **Whole-house water softener/filter system:** Installed by the current owners and will convey.
- **Raised garden bed/planter:** Will convey.

- **Windows:** Approximately **33 new windows** were installed, including the third-floor window. One additional window was not replaced because it did not require replacement.
- **Window Screens:** Screens were added to all windows that are designed to accommodate screens—**34 screens in total**.
- **Bathroom Windows:** Some bathroom windows are non-standard in design and were not included in the 33-window count. The owners believe these windows were also replaced, but they do not accommodate screens.

ITEMS NEGOTIABLE WITH THE RIGHT OFFER

The following items may be available for purchase/conveyance with an acceptable offer and are **not automatically included**:

- **Dining room furniture set**, if still available at the time of contract
- **Upstairs sectional sofa with queen-size sleeper bed**
- **Corner benches with cushions in upstairs bonus room**
- **Stair Lift(s)**

AGENT NOTE

Please direct any questions regarding inclusions, exclusions, or negotiable items to the listing agent. Items identified as negotiable are subject to seller approval and may be unavailable if sold prior to an accepted offer. If there is any other items(s) your buyer is interested in please let me know and/or put it in the offer.

Thank you again for showing 205 Forbes Rd Wake Forest, NC