



PHYLLIS BROWNING CO.
REAL ESTATE

INCLUSIONS, ACCESSORIES, AND EXCLUSIONS

Below are the items per the sales contract that are included in the sale of your property. Any items you wish to exclude, please list them on the form below.

INCLUSION

The house, garage and all other fixtures and improvements attached to the below described real property real property, including without limitation, the following permanently installed and built-in items, if any:

All equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, and all other property owned by Seller and attached to the above described real property.

ACCESSORIES

Window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures and controls for: garage doors, entry gates and other improvements and accessories. "Controls" includes Seller's transferable rights to the software and applications used to access and control improvements or accessories, and hardware used solely to control improvements or accessories.

EXCLUSIONS CONCERNING THE PROPERTY

Physical Address: 47 Twynbridge, San Antonio, TX 78259

The following improvements and accessories will be retained by seller and excluded:

Mantel in Breakfast Area

Stainless & Crystal frames above back door

Mirror above the mantel

Hanging extension cord in Garage

Stainless on pergola on back porch

Signed by:

Darryl R Smith

10/28/2026

8D5A28C45CC74CC
SELLER #1 SIGNATURE

DATE

Signed by:

Patricia B Smith

10/28/2026

6C6EB40F5236467
SELLER #2 SIGNATURE

DATE

BUYER #1 SIGNATURE

DATE

BUYER #2 SIGNATURE

DATE