



Items to Include or Exclude

Address: 77310 Sky Mesa Ln Indian Wells, CA 92210

Pursuant to the **California Residential Purchase Agreement and Joint Escrow Instructions:**

8. ITEMS INCLUDED IN AND EXCLUDED FROM SALE:

- A. NOTE TO BUYER AND SELLER:** Items listed as included or excluded in the MLS, flyers or marketing materials are **not** included in the purchase price or excluded from the sale unless specified in paragraph 8 B or C.
- B. ITEMS INCLUDED IN SALE:** Except as otherwise specified or disclosed,
- (1) All EXISTING fixtures and fittings that are attached to the Property;
 - (2) EXISTING electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grates, solar power systems, built-in appliances, window and door screens, awnings, shutters, window coverings, attached floor coverings, television antennas, satellite dishes, air coolers/conditioners, pool/spa equipment, garage door openers/remote controls, mailbox, in-ground landscaping, trees/shrubs, water features and fountains, water softeners, water purifiers, security systems/alarms and the following if checked: ☐ all stove(s), except _____; ☐ all refrigerator(s) except _____; ☐ all washer(s) and dryer(s), except _____;
 - (3) The following additional items: _____
 - (4) Existing integrated phone and home automation systems, including necessary components such as intranet and Internet-connected hardware or devices, control units (other than non-dedicated mobile devices, electronics and computers) and applicable software, permissions, passwords, codes and access information, are (☐ are NOT) included in the sale.
 - (5) **LEASED OR LIENED ITEMS AND SYSTEMS:** Seller shall, within the time specified in paragraph 14A, (i) disclose to Buyer if any item or system specified in paragraph 8B or otherwise included in the sale is leased, or not owned by Seller, or specifically subject to a lien or other encumbrance, and (ii) Deliver to Buyer all written materials (such as lease, warranty, etc.) concerning any such item. Buyer's ability to assume any such lease, or willingness to accept the Property subject to any such lien or encumbrance, is a contingency in favor of Buyer and Seller as specified in paragraph 14B and C.
 - (6) Seller represents that all items included in the purchase price, unless otherwise specified, (i) are owned by Seller and shall be transferred free and clear of liens and encumbrances, except the items and systems identified pursuant to 8B(5) and _____, and (ii) are transferred without Seller warranty regardless of value.
- C. ITEMS EXCLUDED FROM SALE:** Unless otherwise specified, the following items are excluded from sale: (i) audio and video components (such as flat screen TVs, speakers and other items) if any such item is not itself attached to the Property, even if a bracket or other mechanism attached to the component or item is attached to the Property; (ii) furniture and other items secured to the Property for earthquake purposes; and (iii) _____.
- _____. Brackets attached to walls, floors or ceilings for any such component, furniture or item shall remain with the Property (or ☐ will be removed and holes or other damage shall be repaired, but not painted).

1. If you are a Seller, do you have any leased or liened items and systems? ☐ Yes ☒ No

2. Below are some common items that Buyers or Sellers may want to specifically **include** or **exclude** from a purchase or sale. Please indicate your preference by marking the appropriate boxes below:

ITEM	INCLUDE	EXCLUDE	N/A	Additional info
Refrigerator(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washer(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dryer(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stove(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wine Cooler(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor BBQ(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mounted TV(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

TV Brackets(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Storage Shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Tub/Jacuzzi/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pool/Spa Toys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Play Set	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Specific plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Murphy Bed(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. The following are items that are **included per the contract**, but you may wish to **exclude**. Please indicate your preference by marking the appropriate boxes below:

ITEM	INCLUDE	EXCLUDE	N/A	Additional info
Lighting Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Solar power systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Built-in appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window & door screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Awnings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shutters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Window Coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Attached Floor Coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Television Antennas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Satellite Dishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air coolers/conditioners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pool/spa equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garage door openers/remotes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mailbox	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trees/shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Fountains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Softeners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Purifiers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Security Systems/Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	