

Inclusion Items



Sometimes items walk a fine line between personal property and an appurtenance to a home.

For clarity, the following list of items are specifically deemed appurtenances and **INCLUDED** in the sale of the home located at:

Property Address: 3113 Kinmont, Cincinnati, OH 45208

INCLUDED ITEMS

Location	Description
Basement	Metal Storage Lockers
Basement	Washer & Dryer
Various	All window curtains visible in listing photos
Rear Bedroom	Black floating wall shelves
Sunroom	Television Mount installed on wall, visible in listing photo

If there is any question or confusion on any item photographic clarification must be obtained prior to contract.

****NOTICE TO AGENTS****

The purchase contract must contain the specific information listed above, as written, on lines 117-119

OR

This document must be signed by the buyer & seller below AND the purchase contract must contain the exact text:

“All items listed on the document titled Inclusion Items attached to this notice and signed by both parties”
on lines 117-119.

Buyer Signature DocuSigned by: <i>James Kershaw</i>	Date 4/17/2026 8:10 AM EDT	Buyer Signature Signed by: <i>Janice Kershaw</i>	Date 4/16/2026 2:08 PM EDT
BBCE5D180A134C0...		66060FF4CB8F426...	
Seller Signature	Date	Seller Signature	Date

Buyer & Seller agree the above reference items are appurtenances & included in the real estate transaction.

