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# Negotiable Items



The seller has some personal property that they may not necessarily need at their new home.

While these items should most likely not appear on a real estate contract as they may constitute chattel and cause issues for a lender, the seller is open to including, selling or otherwise liquidating these items during this process.

If your client is interested in any of these items, please let them know that once under contract we are happy to facilitate a discussion directly between the buyer and seller so they can come to an agreement regarding personal property.

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Property Address:	132 Winkler, 45219
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## NEGOTIABLE ITEMS

Location	Description
Front Porch	Patio Furniture
1st Floor Deck	Grill
Various	All Furniture (see below for exceptions)
3rd Floor	Foldable Wall Partitions (2)
3rd Floor	Musical Equipment (see below for exceptions)

## NON-NEGOTIABLE ITEMS

Location	Description
Living Room	Antique Oak Ice Box to left of fireplace
Various	All Artwork/Wall Hangings
Basement	Antique Singer Sewing Machine
3rd Floor	Amplifiers
Mudroom	Antique Oak Wash Stand

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### \*\*NOTICE TO AGENTS\*\*

Please exercise caution including any personal property in an offer to purchase as it may have an effect on the seller's perceived value of your client's offer due to concerns regarding lender acceptance.

