



## IMPORTANT NOTICE TO VENDORS

The contract for the sale of your home will state that you are selling the land together with "the improvements and Vendor's fixtures and fittings as inspected by the Purchaser". The contract provides that items within this description may be included or excluded if so specified.

The following items, if present at the time of inspection, may be deemed to **BE INCLUDED** in the sale of the land **UNLESS** advice to the contrary is given prior to the preparation and signing of the contract.

Because of their nature and cost, the major items marked "\*" should be specifically included or excluded, as the case may be, to avoid any possible misunderstanding between yourselves and the Purchasers.

Owing to their character, items other than those set out below may be included in the sale of the land. Should there be other items you are unsure about, discuss them with your Agent before signing this form.

- \* Airconditioner in wall or window
- BBQ Hot Plates and Burners
- Blinds - Interior and Exterior
- Built-in Bar
- Carpets - Fitted
- Ceiling Fan
- Chandeliers
- Child's Cubby House
- Clothes Hoists and Lines
- Curtains and Fittings
- \* Dishwasher - in own recess
- Door Locks - Deadlocks, etc.
- Fireplace Fender
- Fire Grate
- Fixed Mirrors
- Floodlights
- Floor Safe - complete with locking lid
- Flywire Screens
- Garbage Bin - Council supplied
- \* Garage
- \* Garden Shed
- \* Gazebo
- Hot Plate Covers on Stove
- Incinerator
- Insect Screens
- Insulation
- Letter Box
- Light Shades & Fittings
- Outside Lights - including coloured festoons
- Pool Cleaning & Maintenance Equipment
- \* Pot Bellied Stove
- Rangehood
- \* Sauna Room
- Security Doors
- Security System
- Shaving Cabinet
- Shelving - adjustable on wall brackets
- Shower Curtain
- Slow Combustion Stove
- Street Number - shaped screw-on
- \* Swimming Pool - above-ground with all equipment
- Tap Timer if connected to permanent watering system
- Telephone - Telecom
- Tree House
- Trees and Shrubs
- TV Antenna - except indoor type on set
- Wall Clock - mains electric
- Wall Safe - with locking door
- Water Filter - in line
- Water Softener
- Watering System - Drippers, etc.

We hereby acknowledge having read and received a copy of this notice and wish to make the following exclusions from the sale.

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Dated \_\_\_\_\_ this day of \_\_\_\_\_ 19 \_\_\_\_

\_\_\_\_\_ (Vendor)

\_\_\_\_\_ (Vendor)