3/14/2026

Issues for Consideration
At the Time of an Offer
31 SchaeferLane Saint George Maine

Personal Property

The Seller has a number of items of Personal Property that are being considered for removal or transfer to the Buyer at closing. To this end we propose an agreement that would satisfy both Buyer and Seller in an Addendum thus:

> Buyer and Seller agree to negotiate in good faith for the status of various personal property items. That status will include 1.) price, 2.) removal process 3.) removal timing 4.) what items will stay. Mutual Agreement will happen no later than 20 days of the Effective Date of the Agreement. If a comprehensive plan cannot be agreed upon, by mutual agreement, the P&S Agreement may become null and void unilaterally in writing by either party.

Possession After Closing

The Seller due to health issues requires more time than the norm to make the property ready for occupation by the Buyer. To this end the Seller will require up to 60 days of Possession after Closing to prepare the home for Buyer occupation. An addendum will be required at the time of the offer to secure this possession, detailing the specifics of the agreement including rent (if any), insurance liabilities, maintenance & repairs and utilities during the possession period.

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