

# WHAT'S INCLUDED IN THE SALE OF A HOUSE?

Contracts commonly used in Texas home sales state that the house, fixtures, improvements, and accessories are part of the sale. Here are examples of what stays and goes.



## GOES WITH THE SELLER

Table lamp

Television

Potted plant

Bed

Couch

Dining room table

Area rug

Lawn mower

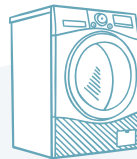
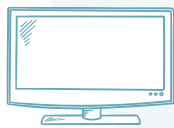
Hammock

Patio grill\*

Bookcase\*

Washer and dryer\*

Paintings and decorations



### \*There may be exceptions

Certain items stay or go depending on whether they're permanently installed and built-in. Freestanding clothes washers and dryers go with the seller, but built-in units would likely stay. A grill on wheels on the patio leaves, but one that's encased in stone as part of outdoor kitchen stays put. Three factors determine if something is permanently installed and built-in:

- How is the item attached? Will the property be damaged by its removal?
- Is the item customized or standard for the property?
- Was the installation intended to be permanent or temporary?

## STAYS WITH THE PROPERTY

Stove

Wall-to-wall carpeting

Ceiling fan

Television wall mount

Chandelier

Window shutters

Smoke detectors

Curtains/drapes and rods

Blinds and window shades

Garage door opener

Shrubbery and landscaping

Window air-conditioning unit



## SELLERS

If you want to exclude items from the sale—a dining room chandelier, for example—the contract includes a place for that. Have your Texas REALTOR® help you properly document your intent.

## BUYERS

You can request items that aren't included in the contract stay behind. Do you want the patio furniture? Your REALTOR® will use a different form, *Non-Realty Items Addendum*, to put your request in writing.