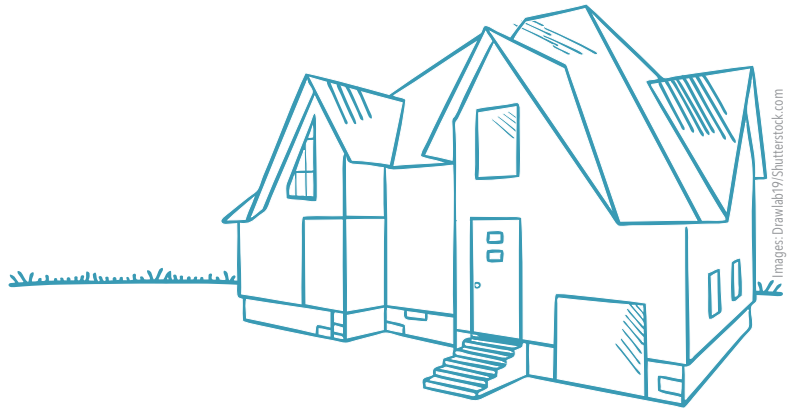


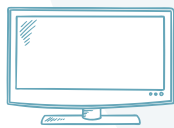
# WHAT'S INCLUDED IN THE SALE OF A HOUSE?

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



## 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

### \*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?



## 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.

If you're uncertain about an item, ask your REALTOR®.  
Contact us today and we will help you put all the pieces together

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