

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

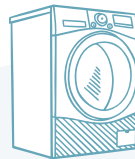
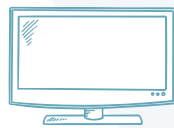
Hammock

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.