

# 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

beds • couches  
hammocks • lawn mowers  
paintings and decor  
tables • potted plants  
televisions • area rugs  
patio grills\* • bookcases\*  
washers and dryers\*  
table & floor lamps

## WHAT STAYS WITH THE PROPERTY

television wall mounts • chandeliers  
window shutters • smoke detectors  
window air conditioning units • stoves  
garage door openers • ceiling fans  
blinds & window shades • shrubbery and landscaping  
wall-to-wall carpeting • curtains/drapes & rods



## 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.

## \*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.*

### 3 FACTORS DETERMINE IF SOMETHING IS PERMANENTLY INSTALLED & 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?

