

What Comes With The House?

When buying or selling a home, there is a lot going on. It can be easy to get caught up in the process and activity and overlook details that are important. One of the most overlooked issues is to define what comes with the home. Certain items, particularly fixtures and appliances, can be areas of confusion and should be clearly discussed in the contract.

Here are a few examples:

- **Fixtures** – Fixtures are items attached to the property and typically transfer with the home. These include window treatments, built-in shelving, and lighting fixtures.
- **Appliances** – Appliances can be confusing. Anything built-in transfers with the home, but others such as the refrigerator, washer/dryer, or stand-alone stove might not.
- **Personal Property** – This is an area that can cause confusion. It's assumed that furniture is owned by the sellers, but what about a room air conditioning unit? If there's anything the buyer wants, they should be clear in the contract.
- **Outdoor Items** – Items like sheds, outdoor furniture, BBQs, and playsets should be addressed in the contract. They may not be automatically included in the contract.

There are many aspects of a real estate transaction that can be negotiated. The focus typically tends to be on price, loan, payments, and other financial considerations. This is normal. However, taking a step back to consider the expectations of what other items transfer with the home can avoid disappointment and conflict.