

# Chattels, fixtures: Put it in writing before you sell

If you're thinking of selling your home in the near future, have you given much thought to what you plan to leave with the home and what you'd like to take with you? What about the washer and dryer or the fridge and stove? Or how about the

heirloom chandelier in the dining room? While these may not seem like important concerns right now, your failure to address them in your listing and the agreement of purchase and sale could lead to a major misunderstanding with a poten-

tial buyer somewhere down the road.

And the last thing you'll want is the loss of the sale of your home due to a dispute or misunderstanding over a relatively minor item.

Your realtor will guide you through the listing process and will ask you what you want to include in the sale. But it's a good idea to make up a list before meeting your realtor, to be sure you don't forget anything.

He or she will explain that fixtures are permanent improvements to a property which normally stay with the property as part of the sale. For instance, if you've upgraded your wiring or your heating system, these are considered to be permanent fixtures.

However, keep in mind that the law is not always crystal clear about what constitutes a fixture. There are circumstances where you may plan to remove something that might ordinarily be considered a fixture — like the heirloom chandelier Aunt Matilda gave you.

Most purchasers would assume this type of fixture is included in the sale unless you specify the contrary in the listing. It is also absolutely necessary you set out these stipulations in the agreement of purchase and sale.

Other items like water heaters and softeners are often rented and are not owned by the vendor. In this circumstances, the items should be excluded from the purchase price and the purchaser should be asked to assume the rental.

items which would normally be considered as chattels in the selling price. Appliances and window coverings are common examples. If these types of items are to be included in your sale, your realtor should give a precise description of them and state their location within the property.

Other items to consider are lawn ornaments, smoke alarms and built-in vacuum cleaners. Generally, these types of things are left with the home, but some people still like to take things with them. If you're one of these people, clearly state in writing what won't be included in the sale.

Most realtors can recant "horror stories" about homeowners taking their wall-to-wall broadloom with them — without specifying this in the listing or agreement of purchase and sale. Others can attest to the type of vendor who insists on taking lightbulbs and heat registers.

## If in Doubt . . .

If there is any doubt about a particular item, your realtor will include it in the list of items to be included or excluded from the purchase price. That way, if there is any dispute, the situation has already clearly been addressed.

If you have any concerns, talk to your realtor. As a trained professional, he or she will be able to guide you smoothly through the selling process and answer any questions you may have.

□ This article is provided by local realtors and the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.

## Chattels

It's a fairly common practice for vendors to include

## Main Street Realty - Realtor Better Homes and Gardens

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AUDREY NEWELL  
Broker



**NEW LISTING**  
Ideal location, 4 bedroom, 2 storey, finished rec room, 2 bathrooms, nicely decorated. Deck. Rear gate to Childs Drive. \$141,900. Please call Audrey or Chris 878-4444.



**"QUALITY GALORE"**  
This bungalow sits on a large lot with inground concrete pool. The house has been extensively upgraded and is full of value. Kitchen is a dream of marble, granite, built-in appliances, and the walls are lined with glass fronted washed oak cabinets. The same quality is throughout. Feature sheets available. \$345,000. Ask for Audrey or Chris.



CHRIS NEWELL  
Sales Representative  
CRES RMI CEI



**WALK TO GO TRANSIT**  
Situated on a quiet court, this spacious home offers 3 bedrooms (optional 4th), 3 washrooms, eat-in kitchen with walk-out, main floor family room, L-shaped living room-dining room, finished rec room, cent. air & vac., numerous upgrades & inground pool. Asking \$228,500. Call Bill Currie 878-4944.



**LOTS OF LIVING SPACE**  
Worth a look to really appreciate this very attractive backsplit 4 bedroom home call Wayne Casson to view and see the relaxing backyard with inground pool. For sale at \$229,000. Gas fireplace in family room, wood-burning stove in recreation room. 878-4444



BILL CURRIE  
Sales Representative



**SUPERIOR TOWNHOME**  
4 bedrooms, L-shaped living/dining room, "NEW" kitchen with dinette area. Full use of pool, tennis court and rec. centre, basement. Listed at \$149,900. Ask for Audrey or Chris 878-4444.



**DO YOU NEED....**  
4 bedrooms? Large private lot? Master ensuite? Bright eat-in kitchen? Full double garage? Family court location? Walk to Baldwin or St. Peter schools? You should see this home just lowered to \$218,900. Doug Butson has key. 878-4444.



DOUG BUTSON  
Sales Representative



**EXCEPTIONAL HOME**  
So many upgrades in this 3 bedroom home make seeing it a must. Very flexible closing date. Listed at \$189,900. Call Chris or Audrey at 878-4444.



**MOVE IN CONDITION**  
Contact Bill Currie at 878-4944 to view this well maintained home in Timberlea. Features include 3 bedrooms, 3 washrooms, large eat-in kitchen, combo living dining room, family room with fireplace, den, finished rec. rm., central air & large lot. Asking \$229,900.



TIM DOBSON  
Sales Representative



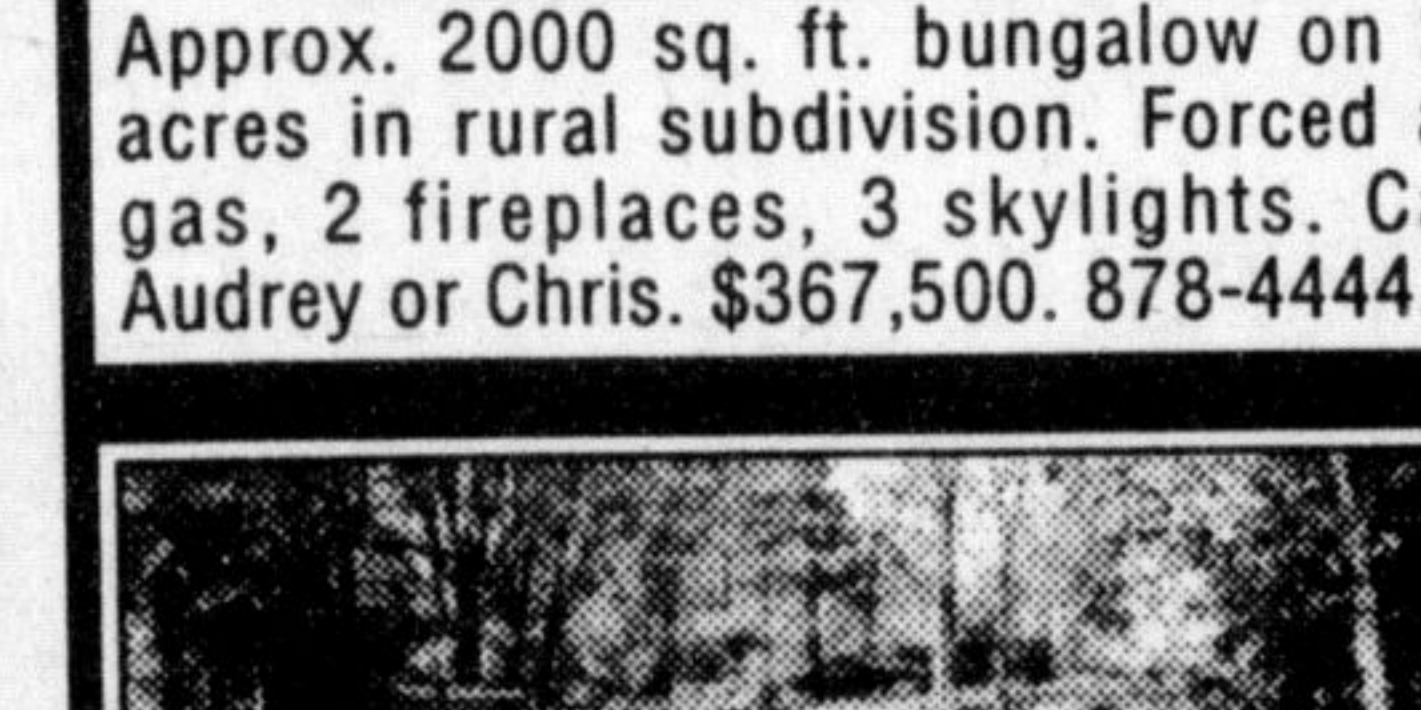
**SECURED BUT NOT ISOLATED**  
Approx. 2000 sq. ft. bungalow on 2+ acres in rural subdivision. Forced air gas, 2 fireplaces, 3 skylights. Call Audrey or Chris. \$367,500. 878-4444.



**A RARE FIND**  
Located within walking distance to schools, this charming older home offers 3 bdrms, large eat-in kitchen, huge living room, separate dining room and porch. All this on a nice sized lot with garage. Asking \$179,900. Call Bill Currie at 878-4944.



WAYNE CASSON  
Sales Representative



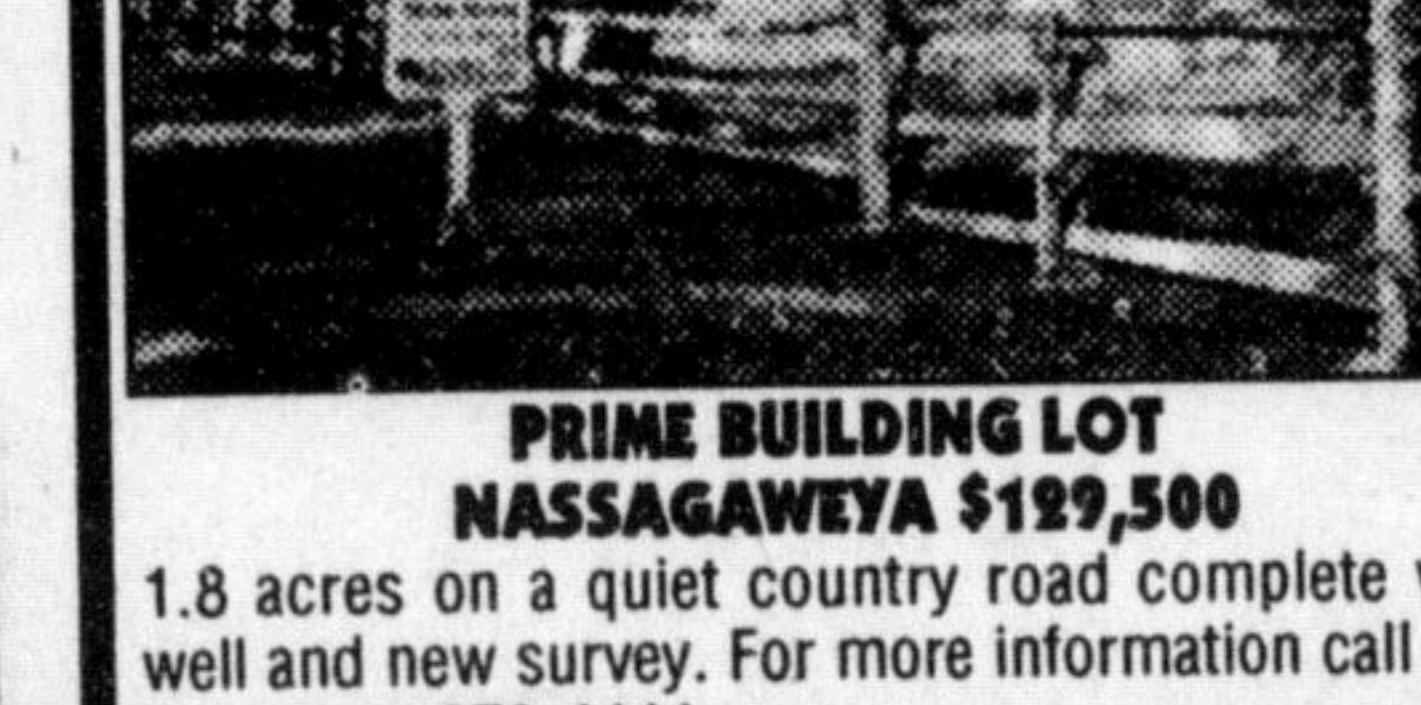
**PRIME BUILDING LOT NASSAGAWEYA \$199,500**  
1.8 acres on a quiet country road complete with well and new survey. For more information call Tim Dobson at 878-4444.



**VILLAGE PARC**  
Popular "Arowhon" model, 2 bedroom, 2 bathrooms, top condition. Indoor parking + 5 appliances included. Listed at \$169,900. Please call Tim Dobson for an appointment. 878-4444.



RON TWISS  
Sales Representative



**A LITTLE BIT COUNTRY**  
Have a look at this cute bungalow complete with an in-law apartment located on almost 1/4 of an acre. Listed "For Sale" at \$175,000. Call Wayne Casson to view at 878-4444



**BRONTE MEADOWS BUNGALOW**  
3 bedroom, 2 washrooms, large eat-in kitchen w/walkout, L-shaped L.R. & D.R., main floor laundry, fin. rec. room with fireplace & good location. Asking \$229,900. Call Bill Currie at 878-4944.



COLLIN STEWART  
Sales Representative



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SAM NADALIN  
Associate Broker



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ROSS CESCON  
Sales Representative

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**COUNTRY BUSINESS OPPORTUNITY**  
Store with apartment on second floor. Retail area is equipped with walk-in freezer, commercial sink and shelving in kitchen area, 200 amp upgrade, alarm system, 1 pc. washroom in shop area. Well has been upgraded. Three bedroom apartment features 5 pc. bath family room and more. Call Domenic or Joe for more info. \$210,000.

**GREAT VIEW.** Solid brick bungalow sitting on 5.45 escarpment acres, 45'x30' building with water, electricity, horse stalls and an extra garage. Call Joe Manchisi or Tony Vidri. \$479,000.

**ELEGANT VICTORIAN**  
At an excellent location in town, this .52 acre estate could be your dream home. You will love the grand design, huge principal rooms and beautiful front foyer. This property also offers nanny/maid quarters and a triple car garage. Call James. \$379,000

**MAIN STREET FRONTAGE**  
Fronting on Main Street East these 3 units offer great exposure and investment opportunity as development uses expand in this area. Call Domenic Manchisi or James Snow for details.

**MAIN STREET**  
Commercial space for lease. 7 offices and boardroom with reception area. Call Domenic Manchisi or James D. Snow for details.

**INCOME POTENTIAL**  
Rural property on one acre of land. Finished basement with separate entrance. Call Tony for more details. \$279,900

**GET IN THE SWIM**  
Four bedroom split level, features equipped pool, eat-in kitchen, oak kitchen cabinetry, and main floor family room. This lovely home has new carpeting and separate entrance. Call Joe for more details. \$219,000

**GREAT STARTER HOME**  
With 3 bedrooms, upgraded eat-in kitchen and central air. Don't miss this. Call Mickey for details. \$132,900

Upgraded wire with 100 amp service, plumbing updated, hardwood floors redone, new oak kitchen, new shingles, extended family room, new 12'x24' deck, renovated bath, hydro in garage 21'x15'4" utility shed 10'x8'. Call Domenic Manchisi for details. \$179,000.

Century 21 Realty Professionals Inc. is pleased to welcome Eric Theriault as the newest member of our sales team. Eric has been a resident Miltonian for over 14 years and is a graduate of the University of Toronto with a Bachelor of Arts degree in Economics. Eric is looking forward to serving all of your real estate needs and welcomes all new and past friends and associates to contact him at the office.

Eric Theriault, B.A.  
Sales Rep.

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Feature of the Week  
Don't miss out! Book today! Call Kathy at 878-2341  
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