



Ask the Realtor – Can I exclude something in my house from the sale of my home?

When you are selling your home, anything that is attached (bolted) to the floors, walls or ceilings are included in the sale. So that high tech built in microwave or expensive chandelier is part of the home sale.

But you can take it with you. When you sign your contract with your Sellers Agent, make sure you list the items that are not part of the sale. Your Real Estate Agent will put these items in the Exclusions section of your listing on MLS (Multiple Listing Service).

A better idea would be to take these items down and replace them with a suitable substitute. If you want that expensive chandelier, replace it. Why? A buyer may fall in love with your home, especially the chandelier but they won't make an offer unless it comes with it. You don't want to be held hostage to a deal. If they never saw it in the first place, there will be no issue.

If you are considering buying or selling, let's work together and make it a reality.

Linda Kadlik

978-870-5774

Want to go to the theater?

Boston has the Wang Theater, Orpheum Theater, Wilbur Theater and the Boston Opera House. But you don't have to go into Boston to see a play or musical event. There's plenty to see outside of the city.

Hanover Theater in Worcester. The Hanover regularly schedules Broadway touring shows and headline acts. Located at 2 Southbridge St Worcester 877-571-7469

Theater at the Mount in Gardner. A Performing Arts theater season here consists of five full-scale musicals and plays. Located at 444 Green St Gardner 978-630-9388

Regal Players in Waltham. A Performing Arts nonprofit theater for regional performances of popular musicals, plus educational programs for kids. Located at 617 Lexington St 781- 891-5600

Acme Theater in Maynard is a non-profit regional community theater group. It offers high quality productions to the public at an affordable price. Located at 61 Summer St Maynard 978-823-0003

Merrimack Repertory Theatre is a non-profit professional theatre. It is known for its productions of contemporary works. Located at 50 E Merrimack St Lowell 978-654-4678

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