Law Society Fittings and Contents Form (3rd edition)

Address of the property

Postcode

Full names of the seller

Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.

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Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('*Included*');
- the item is excluded from the sale ('*Excluded*');
- there is no such item at the property ('*None*').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

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1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	☐	☐	☐		
Radiators/wall heaters	☐	☐	☐		
Night-storage heaters	☐	☐	☐		
Free-standing heaters	☐	☐	☐		
Gas fires (with surround)	☐	☐	☐		
Electric fires (with surround)	☐	☐	☐		
Light switches	☐	☐	☐		
Roof insulation	☐	☐	☐		
Window fittings	☐	☐	☐		
Window shutters/grilles	☐	☐	☐		
Internal door fittings	☐	☐	☐		
External door fittings	☐	☐	☐		
Doorbell/chime	☐	☐	☐		

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1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☐	☐	☐		
Burglar alarm	☐	☐	☐		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	☐	☐	☐	☐	☐		
Extractor hood	☐	☐	☐	☐	☐		
Oven/grill	☐	☐	☐	☐	☐		
Cooker	☐	☐	☐	☐	☐		
Microwave	☐	☐	☐	☐	☐		
Refrigerator/fridge-freezer	☐	☐	☐	☐	☐		
Freezer	☐	☐	☐	☐	☐		
Dishwasher	☐	☐	☐	☐	☐		
Tumble-dryer	☐	☐	☐	☐	☐		
Washing machine	☐	☐	☐	☐	☐		
Other items (please specify)							
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

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3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	☐	☐	☐		
Shower fitting for bath	☐	☐	☐		
Shower curtain	☐	☐	☐		
Bathroom cabinet	☐	☐	☐		
Taps	☐	☐	☐		
Separate shower and fittings	☐	☐	☐		
Towel rail	☐	☐	☐		
Soap/toothbrush holders	☐	☐	☐		
Toilet roll holders	☐	☐	☐		
Bathroom mirror	☐	☐	☐		

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☐		
Living room	☐	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☐	☐	☐		
Bedroom 1	☐	☐	☐		
Bedroom 2	☐	☐	☐		
Bedroom 3	☐	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☐	☐	☐		
Living room	☐	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☐	☐	☐		
Bedroom 1	☐	☐	☐		
Bedroom 2	☐	☐	☐		
Bedroom 3	☐	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☐	☐	☐		
Living room	☐	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☐	☐	☐		
Bedroom 1	☐	☐	☐		
Bedroom 2	☐	☐	☐		
Bedroom 3	☐	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☐		
Living room	☐	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☐	☐	☐		
Bedroom 1	☐	☐	☐		
Bedroom 2	☐	☐	☐		
Bedroom 3	☐	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☐		
Living room	☐	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☐	☐	☐		
Bedroom 1	☐	☐	☐		
Bedroom 2	☐	☐	☐		
Bedroom 3	☐	☐	☐		

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7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☐	☐		
Garden ornaments	☐	☐	☐		
Trees, plants, shrubs	☐	☐	☐		
Barbecue	☐	☐	☐		
Dustbins	☐	☐	☐		
Garden shed	☐	☐	☐		
Greenhouse	☐	☐	☐		
Outdoor heater	☐	☐	☐		
Outside lights	☐	☐	☐		
Water butt	☐	☐	☐		
Clothes line	☐	☐	☐		
Rotary line	☐	☐	☐		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	☐	☐	☐		
Television aerial	☐	☐	☐		
Radio aerial	☐	☐	☐		
Satellite dish	☐	☐	☐		

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	☐	☐	☐		
Wood	☐	☐	☐		
Liquefied Petroleum Gas (LPG)	☐	☐	☐		

11 Other items

	Included	Excluded	Price	Comments
	☐	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed: ..... Dated: .....

Signed: ..... Dated: .....

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

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