## 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	<ul> <li>'Seller' means all sellers together where the property is owned by more than one person.</li> <li>'Buyer' means all buyers together where the property is being bought by more than one person.</li> </ul>





## 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.

## EASIO (IIIII) S Excluded None Price Included 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

	lnc	luded E	xcluded	None	Price		Çomments
Electric sockets							and the second seco
Burglar alarm			<b>.</b>				
Other items (please specify)							
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Oven/grill							The county is an investment of the county of
Cooker							The control of the State of the
Microwave							The second
Refrigerator/fridge-freezer							The second of th
Freezer							
Dishwasher	; 0				Ö		
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Other items (please specify	1)					Control of the	
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	Included	Excluded	None	Price			Comme	ntș	
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Shower curtain						hadanday			
Bathroom cabinet									Similar S
Taps							Man Transfer between the		
Separate shower and fittings						No.	- Carlotter Comment	Secretary of constitution of	OBJACK, POST
Towel rail							No. of No. of Street		- ALC MAN THE COMME
Soap/toothbrush holders									
Toilet roll holders						Service Control of the Control of th	nd with development of a state of the state	PRINTED TO BE WANTED	
Bathroom mirror							And the second second		* * * * * * * * * * * * * * * * * * *
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	Included	Excluded	None	Price Comments
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Hall, stairs and landing				
Living room				acts of marking of the control of th
Dining room				BOOKS OF THE PROPERTY OF THE P
Kitchen				
Bedroom 1				Para Para Para Para Para Para Para Para
Bedroom 2				Supplied to the supplied to th
Bedroom 3				
Other rooms (please specify)				
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Curtains/blinds				
Hall, stairs and landing				
Living room				TRANSPORTED FOR THE PROPERTY OF THE PROPERTY O
Dining room				The Restablished State of the Control of the Contro
Kitchen				
Bedroom 1				
Bedroom 2				
Bedroom 3				
Other rooms (please specify)				

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4	Light himgs
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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				18/51	
Living room					
Dining room				796757575	
Kitchen	· .				
Bedroom 1	, 🔘			7017 FEED TOT	
Bedroom 2		: : <u>.</u>			
Bedroom 3					344
Other rooms (please specify	9.				
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Note: Fitted units include, fo	r example, fitte	ed cupboa	ırds, fitte	d shelves, a	nd fitted wardrobes.
	Included	Excluded	None	Price	Comments
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Living room	, O				The first first stay per agreement of the stay of the
Dining room					
Kitchen					
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Bedroom 2

Bedroom 3

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	Included	Excluded	None	Price	Comments
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Garden ornaments				Entanticipo de actorios de Participo recentación de	
Trees, plants, shrubs	0			CHEMICAL SERVICES	
Barbecue 					
Dustbins	_				
Garden shed				MASSESSMENT OF THE SECOND SECO	
Greenhouse				DESTAURACE ESTIDATE	
Outdoor heater					
Outside lights				The statement and the statement of the s	
Water butt				Market (normalisa	),[
Clothes line	0				
Rotary line					
Other items (please specify)			<del>ries des</del>		
				Fine symmetry of 200	
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	Included	Excluded	None	Price		Comments	
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Television aerial				Personal interest			
Radio aerial							
Satellite dish				Constant Constant			
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	Included	Excluded	None	Price	7	Comments	
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						and the state of the state of	1 Will 1997 1997 2007 298
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			-				
Signed:				D	ated: _		
Signed:				D	ated: _		
Each seller should sign this form							

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