

FIXTURES FITTINGS AND CONTENTS FORM (4th edition)

Address of the Property:

1. Place a tick in one of these three columns against every item.
2. The second column ("excluded from the sale") is for items on the list which you are proposing to take with you when you move. If you are prepared to sell any of these to the buyer, please write the price you wish to be paid beside the name of the item and the buyer can then decide whether or not to accept your offer to sell.

	INCLUDED IN SALE	EXCLUDED FROM SALE	NONE AT THE PROPERTY
TV Aerial/Satellite Dish			
Radio Aerial			
Immersion Heater			
Hot Water Cylinder Jacket			
Roof Insulation			
Wall Heaters			
Night Storage Heater			
Gas/Electric Fires			
Light Fittings:			
Ceiling Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lamp Shades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.B. If these are to be removed, it is assumed that they will be replaced by ceiling rose and socket, flex bulb holder and bulb.			
Switches			
Electric Points			
Dimmer Switches			
Fluorescent Lighting			
Outside Lights			
Telephone Receivers:			
British Telecom			
Own			

	INCLUDED IN SALE	EXCLUDED FROM SALE	NONE AT THE PROPERTY
Burglar Alarm System			
Complete Central Heating System			
Extractor Fans			
Doorbell/Chimes			
Door Knocker			
Door Furniture:			
Internal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double Glazing			
Window Fitments			
Shutters/Grills			
Curtain Rails			
Curtain Poles			
Pelmets			
Venetian Blinds			
Roller Blinds			
Curtains (Including Net Curtains):			
Lounge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other rooms - state which			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	INCLUDED IN SALE	EXCLUDED FROM SALE	NONE AT THE PROPERTY
Carpets & other Floor Coverings:			
Lounge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hall, Stairs & Landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Rooms - state which			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage Units in Kitchen			
Kitchen Fitments:			
Fitted Cupboards /Shelves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator/Fridge-Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extractor Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hob	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cutlery Rack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spice Rack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other - state which			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	INCLUDED IN SALE	EXCLUDED FROM SALE	NONE AT THE PROPERTY
Kitchen Furniture:			
Washing Machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tumble-Drier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other - state which			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Fitments:			
Cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Towel Rails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soap/Toothbrush Holders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toiler Roll Holders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted Shelves/Cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Sanitary Fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower			
Shower Fittings			
Shower Curtain			
Bedroom Fittings:			
Shelves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted Wardrobes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted Cupboards			
Fitted Shelving/Cupboards			
Fitted Units			
Wall Mirrors			
Picture Hooks			
Plant Holders			
Clothes Line			
Rotary Line			

	INCLUDED IN SALE	EXCLUDED FROM SALE	NONE AT THE PROPERTY
Garden Shed			
Greenhouse			
Garden Ornaments			
Trees, Plants and Shrubs			
Garden Produce			
Stock of Oil/Solid Fuel/Propane Gas			
Water Butts			
Dustbins			
Other			

Please tick the right answer

1. If you have sold through an estate agent, are all items listed in its particulars included in the sale?

YES	NO
-----	----

If "No" you should instruct the estate agent to write to everyone concerned correcting this error.

2. Do you own outright everything included in the sale?

YES	NO: (PLEASE GIVE DETAILS)
-----	---------------------------

(You must give details of anything which may not be yours to sell, for example, anything rented or on HP)

3. (a) Have you agreed a separate price with the buyer for any of the above items?

YES	NO: (PLEASE GIVE DETAILS)
-----	---------------------------

3. (b) If "Yes" please give details of the items and the price agreed

(The price agreed must be a fair value for the items. To agree a figure which is not a fair valuation for the purposes of saving Stamp Duty Land Tax is a criminal offence. If in doubt about the correct amount you should consult a valuer)

B: If you are removing any fixtures or fittings you must make good any damage caused.

You are also responsible for removing all your possessions, including rubbish, from the property, the garage and any outbuildings or sheds.

Seller's Signature(s):

Date:

This Form is part of the Law Society's TransAction Scheme
© The Law Society 1992, 1994, 2001, 2004.
The Law Society is the professional body for solicitors in England and Wales.

