

Butler & Kandler, Solicitors ***Suite of Property Information Forms***

2 Fittings, Fixtures and Contents Form

Based on Law Society Forms TA10/Prop6 (but using 6 pages instead of 8)

Address of the property
including POSTCODE

This form should be signed by the seller(s) if it is to be incorporated into the contract for sale.

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

Place a tick in one of the headed columns, as appropriate, adding any comments as necessary for clarity. The "Excluded" column is to show items which you will take with you when you move. If any of these items are for sale to the buyer for a price in addition to the sale price of the house, write the price in the "Comments" column, making it clear if the price is already agreed or just a suggestion still to be considered, in which case the buyer should decide whether or not to buy the item(s) and notify the seller accordingly.

Central Heating and Hot Water				
	Included	Excluded	None	Comments
Immersion heater				
Hot water tank/cylinder				
Hot water tank/cylinder jacket				
Wall heaters				
Night storage heaters				
Gas fires (with any surround)				
Electric fires (with any surround)				
Roof insulation				
Free-standing heaters				
Electrical				
Electric points				
Electric switches				
Dimmer switches				
Ceiling lights				
Wall lights				
Lamp shades				

NB: If any light fittings are to be removed, the buyers should be informed in advance and it will be assumed that they will be replaced by ceiling rose and socket, flex, bulb holder and bulb.

In all cases, all light bulbs should be left in the property.

	Included	Excluded	None	Comments
<u>Television and Telephone</u>				
Television aerial				
Radio aerial				
Telephone receivers				
Satellite dish				
<u>Windows</u>				
Double glazing				
Windows and window fitments				
Shutters/grills				
<u>Doors</u>				
Internal doors				
External doors				
Door knockers				
Doorbell/chimes				
<u>External Areas</u>				
Garden shed				
Greenhouse				
Garden furniture				
Garden ornaments				
Trees, plants, shrubs				
Garden produce				
Stock of oil/solid fuel/gas				
Water butts				
Clothes line/rotary line				
Dustbins				
<i>Other (please state which)</i>				

	Included	Excluded	None	Comments
<u>Curtain Fittings</u>				
Curtain rails				
Curtain poles				
Pelmets				
<u>Curtains</u> <u>(Including Net Curtains and Blinds)</u>				
Bedroom 1				
Bedroom 2				
Bedroom 3				
Bedroom 4				
Bathroom				
Living room				
Dining room				
Kitchen				
<i>Other rooms (please state which)</i>				

	Included	Excluded	None	Comments
<u>Carpets (and Other Floor Coverings)</u>				
Bedroom 1				
Bedroom 2				
Bedroom 3				
Bedroom 4				
Landing				
Stairway				
Hall				
Living room				
Dining room				
Bathroom				
<i>Other rooms (please state which)</i>				
<u>Kitchen Fitments</u>				
Fitted cupboards				
Fitted shelves				
Sink				
Fitted oven and grills				
Fitted microwave oven				
Hob(s)				
Extractor hood(s)				
Fitted hooks and racks				
Storage units in kitchen				
<i>Other fitted items (please state which)</i>				

	Included	Excluded	None	Comments
<u>Other Non-fitted Appliances</u>				
Refrigerator				
Freezer				
Fridge-freezer				
Cooker				
Microwave oven				
Dishwasher				
Washing machine				
Tumble dryer				
<i>Other non-fitted appliances (please state which)</i>				
<u>Bathroom Fittings</u>				
Bath				
Shower fitting for bath				
Toilet				
Hand basin(s)				
Taps				
Plugs				
Mirror				
Cabinets				
Separate shower fittings				
Fitted shelves				
Fitted cupboards				
Towel rail				
Soap and toothbrush holders				
Toilet roll holders				
<i>Other fitted items (please state which)</i>				

	Included	Excluded	None	Comments
Bedroom				
Fitted wardrobes				
Fitted cupboards				
Fitted shelving				
Cupboards				
Fitted units				
Wall mirrors				
Other items (please state which)				
<p>If you have sold through an Estate Agent are all items listed in the sales particulars they prepared included in the sale? YES or NO? <i>If "No," please ask the Estate Agent to correct the error.</i></p>				
Do you own outright everything included in the sale?	YES	NO	Details:	
<i>Please give details of anything which is not yours to sell eg anything on HP or rented.</i>				
<p>If you have already agreed a separate price with the buyer for any items mentioned on this form, please give details here, if you have not already done so above.</p>				
<p>You are also responsible for removing your possessions, including rubbish, from the property, the garage, the garden and any outbuildings or sheds.</p>				
Seller(s) Signature(s)				
Name(s)				
Date				