

Fixtures and Contents Form (2nd edition)

shoosmiths

TA10

This form will be used as the definitive statement of what is and is not included within the sale price of the property. It is therefore imperative that you complete it carefully and fully.

Address of Property:

1. Assumed Inclusions

There are a number of items that in our experience will normally be included in a sale and these are set out below.

We will assume these items ARE included, (where they exist) unless you specifically enter them in Section 6 below.

Immersion Heater	Night Storage Heaters	Outside Lights	Window Fitments	Burglar Alarm
Roof Insulation	Switches	Central Heating	Extractor Fans	All trees, plants
Wall Heaters	Electric Points	Systems	Double Glazing	and shrubs

Please use a ball point pen and use the following codes to complete this form:

✓ - included in sale price X - excluded from sale price (*insert price if available for sale*) N/A - not applicable

2. General

	Light Fittings * (incl. lampshades)	Curtain Rails/Poles	Curtains (incl. Pelmets & Blinds)	Carpets	Fitted Units
Hall (incl. stairs)					
Landing					
Kitchen					
Living Room					
Dining Room					
Bathroom					
Bedroom 1					
Bedroom 2					
Bedroom 3					
Bedroom 4					
OTHER (please state)					

* Removal of light fittings should be made good

3. Kitchen		4. Bathroom		5. Miscellaneous		6. Special Items
Fridge	<input type="checkbox"/>	Cabinet	<input type="checkbox"/>	TV Aerial	<input type="checkbox"/>	(include here any of the items listed in Section 1 above – assumed inclusions that are EXCLUDED from the sale or available for sale separately)
Freezer	<input type="checkbox"/>	Towel Rail	<input type="checkbox"/>	Gas/Electric Fires	<input type="checkbox"/>	
Oven/Cooker	<input type="checkbox"/>	Toilet Roll Holder	<input type="checkbox"/>	Door Furniture	<input type="checkbox"/>	
Extractor Hood	<input type="checkbox"/>	Sanitary Fittings	<input type="checkbox"/>	Clothes Line	<input type="checkbox"/>	
Hob	<input type="checkbox"/>	Shower	<input type="checkbox"/>	Garden Shed	<input type="checkbox"/>	
Washing Machine	<input type="checkbox"/>	Shower Fittings	<input type="checkbox"/>	Garden Ornaments	<input type="checkbox"/>	
Tumble Drier	<input type="checkbox"/>	Shower Curtains	<input type="checkbox"/>	Greenhouse	<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	Other (please state)	<input type="checkbox"/>	Fuel Stocks	<input type="checkbox"/>	
Other (please state)	<input type="checkbox"/>			Water Butts	<input type="checkbox"/>	
				Dustbins	<input type="checkbox"/>	

We warrant that all contents included in the sale are free of any hire purchase or credit agreement.

First Client
Signature

Second Client
Signature