Law Society Fittings and Contents Form (3rd edition)

Address of the property	22 SHAW STREET
	BIRKENHEAD
	Postcode CN41 2XE
Full names of the seller	S. R. UPTON
Seller's solicitor	
Name of solicitor's firm	Binghams Solicitors
Address	68 Whetstone Lane Birkenhead Wirral CH41 2TF
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 bough by more than one person.





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.

Included Excluded None Comments Price ----Boiler/immersion heater Radiators/wall heaters 7 Night-storage heaters Free-standing heaters 7 Gas fires (with surround) 7 Electric fires (with surround) \bigcap 7 Light switches Roof insulation Window fittings 7 Window shutters/grilles Internal door fittings External door fittings Doorbell/chime

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Tumble-dryer Washing machine					Ø		



	Included	Excluded	None	Price	Comments
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Shower curtain					
Bathroom cabinet				ANT SUPPLY PARK I CORE IN SUPPLY THE SUPPLY PARK I CORE IN SUPPLY	
Taps					
Separate shower and fittings					
Towel rail	ď.				
Soap/toothbrush holders					
Toilet roll holders					
Bathroom mirror			i de		
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Living room Dining room Kitchen Bedroom 1 Bedroom 2 Bedroom 3					

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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	Ż		Ö		
Living room				6	Control of the Contro
Dining room	Ø				
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7 Fitted units					
Note: Fitted units include, for exa	ımple, fitte	ed cupboar	ds. fitted	shelves and	fitted wardrobes
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Hall, stairs and landing			ď		Comments

Hall, stairs and landing

Living room

Dining room

Kitchen

Bedroom 1

Bedroom 3

	Included	Excluded	None	Price	Comments
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The Law Society is the representative body for solicitors in England and Wales.