

Law Society Fittings and Contents Form (3rd edition)

Address of the property

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

- '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 bought 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.

1 Basic fittings

| | Included | Excluded | None | Price | Comments |
|--------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Boiler/immersion heater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Radiators/wall heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Night-storage heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Free-standing heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Gas fires (with surround) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Electric fires (with surround) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Light switches | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Roof insulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Window fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Window shutters/grilles | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Internal door fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| External door fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Doorbell/chime | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

1 Basic fittings (continued)

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Electric sockets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Burglar alarm | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other items (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

| | Fitted | Free-standing | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Hob | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Extractor hood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Oven/grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Cooker | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Microwave | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Refrigerator/fridge-freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Tumble-dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Washing machine | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other items (please specify)</i> | | | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

3 Bathroom

| | Included | Excluded | None | Price | Comments |
|------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Bath | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Shower fitting for bath | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Shower curtain | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bathroom cabinet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Taps | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Separate shower and fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Towel rail | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Soap/toothbrush holders | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Toilet roll holders | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bathroom mirror | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

4 Carpets

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

5 Curtains and curtain rails

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Curtain rails/poles/pelmets | | | | | |
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| Curtains/blinds | | | | | |
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

6 Light fittings

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

| | Included | Excluded | None | Price | Comments |
|--------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

7 Fitted units (continued)

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|------|----------------------|----------------------|
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

8 Outdoor area

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Garden furniture | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Garden ornaments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Trees, plants, shrubs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Barbecue | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dustbins | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Garden shed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Greenhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Outdoor heater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Outside lights | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Water butt | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Clothes line | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Rotary line | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other items (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="text"/> | <input type="text"/> |

9 Television and telephone

| | Included | Excluded | None | Price | Comments |
|---------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Telephone receivers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Television aerial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Radio aerial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Satellite dish | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

10 Stock of fuel

| | Included | Excluded | None | Price | Comments |
|-------------------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|
| Oil | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Wood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Liquefied Petroleum Gas (LPG) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

11 Other items

| | Included | Excluded | Price | Comments |
|--|--------------------------|--------------------------|----------------------|----------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

Signed: _____

Dated: _____

Signed: _____

Dated: _____

Each seller should sign this form.

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