

Fittings and Contents form (2nd edition)

TA10

Address of the Property

Full names of the seller

Seller's Solicitor

Name of Solicitors firm

Address

Email

Reference Number

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**

This form must be completed accurately by the seller. It may become part of the contract between the seller and the buyer.

The seller should make a clear statement of what is included in the sale of the property by marking each box in this form with a ✓ or a X as shown below:

Included in the sale of the property	<input type="checkbox"/>
Not included in the sale of the property	<input checked="" type="checkbox"/>

The seller may be prepared to sell to the buyer an item which is otherwise not included in the sale of the property. In this case, the seller should mark the appropriate box with a X to show the item is not included, followed by the amount that the seller wishes to be paid for the item, as shown below.

Not included, but for sale at an extra cost	<input checked="" type="checkbox"/> {amount}
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The buyer can then decide whether to accept the seller's offer. The seller and buyer should inform their solicitors of any arrangements made about items offered for sale in this way.

If the seller removes any fixtures and fittings, the seller must make good any damage caused by their removal.

If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose and socket, a flex, bulb holder and bulb.

The seller is responsible for removing any possessions, including rubbish, from the property, the garage, the garden and any outbuildings or sheds.

The seller and the buyer should check the information given on the form carefully.

1 Basic fittings

Boiler / immersion heater		Roof insulation	
Radiators / wall heaters		Window fittings	
Night-storage heaters		Window shutters / grills	
Free-standing heaters		Internal door furniture	
Gas fires (with surround)		External door furniture	
Electric fires (with surround)		Doorbell / chime	
Light switches		Electric sockets	

2 Television and telephone

Telephone receivers		Television aerial	
Radio aerial		Satellite dish	

3 Kitchen

Hob		Refrigerator / fridge-freezer	
Extractor hood		Freezer	
Fitted oven and grills		Free-standing oven / cooker	
Fitted microwave		Dishwasher	
Tumble-dryer		Washing machine	

4 Bathroom

Bath		Separate shower and fittings	
Shower fitting for bath		Towel rail	
Shower curtain		Soap / toothbrush holders	
Bathroom cabinet		Toilet roll holders	
Taps		Bathroom mirror	

5 Carpets, curtains, light fittings and fitted units

	Carpets	Curtain rails poles/pellets *	Curtains/blinds *	Light fittings	Fitted units **
Hall, stairs and landing					
Living room					
Dining room					
Kitchen					
Bedroom 1					
Bedroom 2					
Bedroom 3					

If the seller wishes to further explain the answers to section 5 above, please give details:

* Delete as appropriate

** Fitted units (for example: fitted cupboards, fitted shelves, and fitted wardrobes).

6 Outdoor area

Garden furniture		Outdoor heater	
Garden ornaments		Stock of fuel	
Trees, plants, shrubs		Outside lights	
Barbecue		Water butt	
Dustbins		Clothes line	
Garden shed		Rotary line	
Greenhouse			

Signed: Dated:

Each seller should sign this form.