

Fittings and Contents Form (2nd edition)

TA10

Address of the property

#01001

Postcode #01002

Full names of the seller

#01022

Seller's solicitor

Name of solicitors firm

#01023

Address

#01024

Email

#01025

Reference number

#01026

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 checked="" type="checkbox"/>
Not included in the sale of the property	<input 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 type="checkbox"/> X{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	#03001	Roof insulation	#03011
Radiators / wall heaters	#03002	Window fitments	#03012
Night-storage heaters	#03003	Window shutters / grills	#03013
Free-standing heaters	#03004	Internal door furniture	#03014
Gas fires (with surround)	#03005	External door furniture	#03015
Electric fires (with surround)	#03006	Doorbell / chime	#03016
Light switches	#03007	Electric sockets	#03017
#03055	#03008	#03058	#03018
#03056	#03009	#03059	#03019
#03057	#03010	#03060	#03020

2 Television and telephone

Telephone receivers	#03021	Television aerial	#03023
Radio aerial	#03022	Satellite dish	#03024

3 Kitchen

Hob	#03025	Refrigerator / fridge-freezer	#03032
Extractor hood	#03026	Freezer	#03033
Fitted oven and grills	#03027	Free-standing oven / cooker	#03034
Fitted microwave	#03028	Dishwasher	#03035
Tumble-dryer	#03029	Washing machine	#03036
#03061	#03030	#03063	#03037
#03062	#03031	#03064	#03038

4 Bathroom

Bath	#03039	Separate shower and fittings	#03047
Shower fitting for bath	#03040	Towel rail	#03048
Shower curtain	#03041	Soap / toothbrush holders	#03049
Bathroom cabinet	#03042	Toilet roll holders	#03050
Taps	#03043	Bathroom mirror	#03051
#03065	#03044	#03068	#03052
#03066	#03045	#03069	#03053
#03067	#03046	#03070	#03054

5 Carpets, curtains, light fittings and fitted units

	Carpets	Curtain rails poles/pellets*	Curtains/blinds*	Light fittings	Fitted units**
Hall, stairs and landing	#04001	#04011	#04021	#04031	#04041
Living room	#04002	#04012	#04022	#04032	#04042
Dining room	#04003	#04013	#04023	#04033	#04043
Kitchen	#04004	#04014	#04024	#04034	#04044
Bedroom 1	#04005	#04015	#04025	#04035	#04045
Bedroom 2	#04006	#04016	#04026	#04036	#04046
Bedroom 3	#04007	#04017	#04027	#04037	#04047
#04068	#04008	#04018	#04028	#04038	#04048
#04069	#04009	#04019	#04029	#04039	#04049
#04070	#04010	#04020	#04030	#04040	#04050

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

#04065

* Delete as appropriate.

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

6 Outdoor area

Garden furniture	#04051	Outdoor heater	#04058
Garden ornaments	#04052	Stock of fuel	#04059
Trees, plants, shrubs	#04053	Outside lights	#04060
Barbecue	#04054	Water butt	#04061
Dustbins	#04055	Clothes line	#04062
Garden shed	#04056	Rotary line	#04063
Greenhouse	#04057	#04071	#04064

Signed: #04066

Dated: #04067

Each seller should sign this form.



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