



FIXTURES, FITTINGS AND CONTENTS

This form will be used as the definitive statement of what is and what 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 specify them in Section 6 below.

Immersion Heater	Night Storage Heater	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 the 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. Pelmet/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	Cabinet	TV Aerial	(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	Towel Rail	Gas/Electric Fires	
Oven/Cooker	Toilet Roll Holder	Door Furniture	
Extractor Hood	Sanitary Fittings	Clothes Line	
Hob	Shower	Garden Shed	
Washing	Shower Fittings	Garden Ornaments	
Tumble Drier	Shower Curtains	Greenhouse	
Dishwasher	Other (please state)	Fuel Stocks	
Other (please state)		Water Butts	
		Dustbins	

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

First Client
Signature

Second Client
Signature