

Home Information Packs (HIPs): your questions answered.

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A little about HIPs.

The aim of Home Information Packs is to make buying and selling a property simpler, quicker, less expensive and less stressful.

So far, so good.

But it's a big change. And when things change, there's always going to be a bit of confusion.

Which is why we've put together this quick guide to HIPs. We've been consulting with the Government throughout the legislative process, so we are experts on every detail.

If you want to know more, please do give us a call, or drop into one of our branches.

What does HIP stand for?

Home Information Pack

Why do I need to know?

Because, from 1 August 2007, if you're selling your property, you may have to provide a HIP to complete the sale.

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What's in a HIP?

A HIP provides information about a property, up front and in an easy-to-follow format.

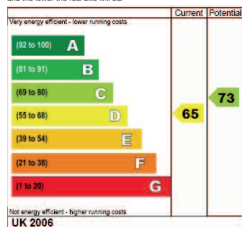
Compiling the HIP will begin at the first point of marketing. It will contain information that used to be compiled by a solicitor at the conveyancing stage of the house sale. The HIP will enable potential buyers to make an informed decision before they put in an offer.

For all properties requiring a HIP, it must contain:

- An index – a list of all the documents included, and any that are missing.
- An Energy Performance Certificate (see below for explanation).
- A Sale Statement – basic information about the property.
- Evidence of Title – an up-to-date, official record of who owns the property.
- Local authority searches.
- Drainage and water searches.
- Leasehold properties must also provide documents relating to the lease.

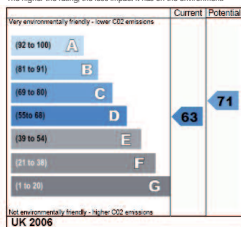
Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



Environmental Impact Rating (CO₂)

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Energy Performance Certificate (above)

The seller must have their property certified by a licensed Energy Assessor. The certificate will provide a rating chart to show how energy efficient the building is, and the likely energy costs of occupying the property.

Getting it done the right way.

If you want to get your property on the market and sold as soon as possible – and without incurring unnecessary costs – then it is vital that your HIP is prepared the right way. You cannot begin to market your property until its HIP is ordered, so speed and accuracy will have a direct impact on your sale.

It is also important to remember that a HIP is a complex document that has to comply with Government regulations. If it is not accurate or complete, this will cause unnecessary delay with the sale of your property.

You can trust us to deliver your HIP quickly and accurately because:

- Every pack goes through a quality checking process, ensuring accuracy and compliance with the regulations.
- Our state of the art pack ordering system has been rigorously tested in a Government approved trial, and is flexible to allow for everybody's individual circumstances.
- Having the required documents available on time is vital, so we have made sure we have the capacity and resources to make the whole process quick and stress-free.
- We have a dedicated team working behind the scenes monitoring progress and keeping things moving.
- Even if you want to use a multi-agency arrangement, you can rely on us to produce your HIP and we will then work with the other agents to make the pack available to them as soon as it is ready.

Why use haart?

We consulted with the Government whilst HIPs were being designed and took part in the Government's pre-launch trials, so we're well ahead of the game.



You're in safe hands.

HIPs are a big change in property selling, but we will help make it easy for you.

At the time of valuing your property, measuring it and taking photographs, we'll talk you through the process of producing and paying for a HIP.

Then, we will:

- Immediately instruct a qualified Domestic Energy Assessor, who will visit you and conduct a survey for the Energy Performance Certificate.
- Compile the essential elements of the pack, including the energy rating graph.
- Instruct the undertaking of the necessary local authority searches.
- Once the whole HIP is complete, provide you with a printed copy and make it available to view via our branch and our website. Prospective buyers then have easy access to all the important information.
- Once your house is sold, electronically transfer the pack to your solicitor, for the fastest possible progress of your conveyancing.



If you do choose another agent to produce your HIP, but then want to instruct us to sell your property, we have the technology and support to take an existing HIP and enhance it accordingly for re-marketing. We can do this quickly with our 'HIPswitch' system; visit HIPswitch.co.uk for more information.

About HIPs.co.uk.

We want to market and sell your property for you – that's what we do best.

Because HIPs will be such an important aspect of property transactions, we want to ensure that your pack is produced by experts.

So, we are working in partnership with one of the market-leading HIP companies, HIPs.co.uk.

- HIPs.co.uk are founder members of the Association of Home Information Pack Providers (AHIPP), and work to the very highest professional standards.
- HIPs.co.uk will help keep things moving and ensure everything is in place at the right time. If there's anything that you don't understand, just ask.
- HIPs.co.uk already have their own national network of Domestic Energy Assessors in place, ready to produce your Energy Performance Certificate without delay.

Paying for your HIP.

Other agents may say that they provide packs for free whilst hiding the costs in their other charges; others have complex credit agreements. We have put together simple, transparent and flexible ways for you to pay for your HIP, to suit your individual needs and circumstances. We will explain the options available when we discuss our valuation of your property.

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For more information on Home Information Packs, please contact your local branch.

