

## HOME INFORMATION PACKS & ENERGY PERFORMANCE CERTIFICATES

### **What is a Home Information Pack (HIP)?**

All properties marketed from the 14<sup>th</sup> December 2007 require a Home Information Pack (HIP). A HIP is designed to help prospective purchasers to make a more informed decision before committing themselves to buying a property. The pack contains an Energy Performance Certificate (EPC), Sale Statement, and Standard Searches as mandatory items together with fixture lists, reports and guarantees as optional items. We will explain each of these items and how the HIP and EPC is obtained and paid for.

### **What's included and what are they?**

**Sale Statement:** This sets out the seller's personal details, details of the property, the price the property is to be sold for and any special conditions or provisions.

**Energy Performance Certificate:** A document produced by a "Domestic Energy Assessor" who after inspecting the property will provide a report with an energy rating on a scale of A to G. The report indicates how energy efficient the property is and gives an estimate of its carbon emission based on the standard household usage. The inspection takes into consideration factors such as the type of property, the type of insulation used (including loft insulation) and the age and type of any double glazing. The report will also advise you on ways in which you can improve your energy rating and property energy efficiency and therefore save on energy bills. **If you visit our survey section you will find a diagram which identifies some of the ways to improve your properties energy efficiency.**

**Standard Searches:** These are enquiries made of certain authorities to establish information which might adversely affect the purchase or ownership of a property. Within the HIP these include a Local Authority Search which identifies whether there is any planning or other locally administered developments which may affect the property directly or indirectly and Drainage and Water searches detailing the property's sewage arrangement etc.

**Title Documentation (Deeds):** This usually comprises copies of legal documentation which confirms evidence of legal ownership and the rights and obligations (Covenants) which may affect the property. Evidence of ownership will include Land Registry Title number and if applicable sometimes additional Title numbers for any extensions or additional land.

**Leasehold Information (If Applicable):** This most often relates to flats. The documentation includes the Terms of the Lease including restrictions, communal areas, maintenance and charges.

**Optional Documentation:** At the seller's discretion they may also choose to include details of any fixtures and fittings to be left in the property along with any relevant reports, guarantees and warranties they may have relating to the property.

**(IMPORTANT NOTE) The information above may be subject to change in the future.**

**If I want to market my property how do I obtain a Home Information Pack and Energy Performance Certificate and how will I pay for it?**

You may choose to compile one yourself, or speak to a specialist Home Information Pack provider or instruct your solicitor if you already have one in place. Alternatively the Estate Agent you instruct will usually have the ability to arrange for a HIP on your behalf which includes the Energy Performance Inspection and Certificate. Some agents may tell you they will pay for and cover the cost of your HIP. However be aware that this may only be on the condition that you agree to restrictive agency terms and a high rate of commission which may ultimately prove a false economy.

If you instruct "The Exchange Property Services" to market your property we can arrange for your "Home Information Pack" to be produced through our Conveyancing Service which is delivered by MyHomeMove. MyHomeMove are the largest providers of conveyancing services in the country. They can offer the option of either a deferred payment or upfront payment should you prefer and will be pleased to discuss these options with you in more detail along with their current costs. Once you have decided to proceed and selected your payment option they will arrange for a local Domestic Energy Assessor to contact you and arrange an appointment to visit your property at a time of mutual convenience to carry out the energy assessment. Once the HIP has been compiled and completed it can be provided to you in a range of media formats or uploaded to our website. If it is uploaded to our website it will only be accessible under your allocated secure vendor information section. Here it will be available for use once you engage a sale.

"The Exchange Property Services" will happily guide you through the process in more detail along with examples of what to expect. If you're still not sure, why not discuss the options with us during a valuation. Call us today.