

Home Information Packs (or HIPs for short) are designed to help the buying/selling process and will contain important information about the property being sold.

For sellers, providing a Pack upfront should reduce the likelihood of any nasty surprises in the selling process that could delay the sale, as buyers will be able to make more informed decisions about purchasing their home.

For buyers, the Pack provides essential information about properties they are considering buying.

By providing this information earlier in the sale of a home it is expected that the whole buying/selling process will be speeded up and fewer sales will fail.

What is in a HIP?

The Home Information Pack must include all the documents that are normally required when homes are bought and sold.

Some documents will be compulsory and others optional. The optional documents will add value to prospective buyers in terms of providing additional reassurance.

The compulsory documents are:

- An index (ie. List of contents)
- Energy Performance Certificate
- A sale statement (summarising the terms of the sale)
- Evidence of title
- Standard searches (eg. Local authority enquiries and a drainage and water search)
- Commonhold information if applicable
- Leasehold information if applicable

The optional documents include:

- A home condition report
- A legal summary
- Other searches relevant to the area
- A home use form
- A home contents form and additional relevant information

Can I put my home on the market without a HIP?

Up to 31st May 2008 you can market your property as soon as you have commissioned your HIP - so you don't have to wait until you have received it.

What is an Energy Performance Certificate (EPC)?

EPCs will tell buyers and sellers about the energy efficiency of a house - using A to G ratings like those used to rate fridges and washing machines. It is expected that the EPCs will be attached to the particulars, which estate agents give to potential buyers. EPCs will also make recommendations for improvements that can be made to help cut fuel bills and carbon emissions. The EPC is prepared by Domestic Energy Assessors or Home Inspectors who are members of a Government approved scheme.

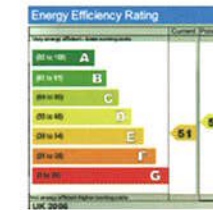
An Energy Performance Certificate is a detailed assessment of the thermal performance of your home. It takes into account factors such as the construction type, size and age of your home, the water, heating and lighting systems, and an overall account of thermal insulation levels. When completed, the information is used to provide a report detailing the Energy Efficiency Rating.

"Energy performance of the property is becoming more and more important to buyers. A more efficient property may entitle your buyer to a lower rate 'green' mortgage."

Building heat losses



Why do I need an Energy Performance Certificate?

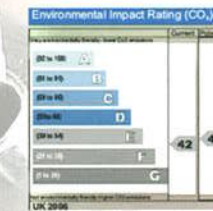


UK houses are responsible for around 30% of all UK carbon emissions and this initiative is part of wider European legislation to help reduce carbon emissions.

"Energy Performance Certificates will inform us all how we can reduce the heat losses from our homes, reduce our fuel bills and reduce our carbon emissions."

What else will the Energy Performance Certificate tell me?

The Energy Performance Certificate forms part of a report that tells you how energy efficient your home is, in terms of energy usage and how much carbon dioxide it produces each year. It also recommends ways of improving the thermal performance and environmental impact of your home and will show what the ratings would be if these improvements are carried out.



"By carrying out the recommendations of the energy report, your home will be more energy efficient and more attractive to potential purchasers."

The average rating for a property in the United Kingdom is D.

Do all properties need a HIP?

HIPs were phased into the housing market in England and Wales during 2007. To confirm HIPs are required for the following properties, by key dates:

- From 1st August 2007 4 bedroom properties
- From 10th September 2007 3 bedroom properties
- From 14th December 2007 1 and 2 bedroom properties

The exceptions to this are as follows:

- Non-residential premises
- Mixed commercial and residential premises
- Sales of seasonal and holiday accommodation
- Sales of tenanted properties
- Private sales where the property is not marketed
- Unsafe (uninhabitable) properties and properties for demolition
- Sales of portfolios of properties
- New homes built to Part L of the 2006 Building regulations will be excluded from the HIP duties until 6th April 2008

Where can I arrange a HIP for my property?

Like a traditional house survey, you can ask your estate agent or solicitor to arrange a HIP for you. We believe that local estate agents and solicitors who are members of TheHIPAlliance, are able to offer you the most accurate information in the most realistic time frame and at a competitive price. TheHIPAlliance has 84 offices nationwide and works with local estate agents and local solicitors to ensure wherever you live, that there is a member of TheHIPAlliance near to you offering local knowledge and a local solution.

Your local PSG office can also produce your HIP for you.

How much will a HIP Cost?

The cost of preparing a HIP will be determined by local market forces. Most of the cost already exists as nearly all the HIP contents need to be provided under the current selling process. The only new elements are the energy performance certificate and the optional home condition report. TheHIPAlliance will provide you with a competitive local price for your HIP through your local property professionals.

What is TheHIPAlliance?

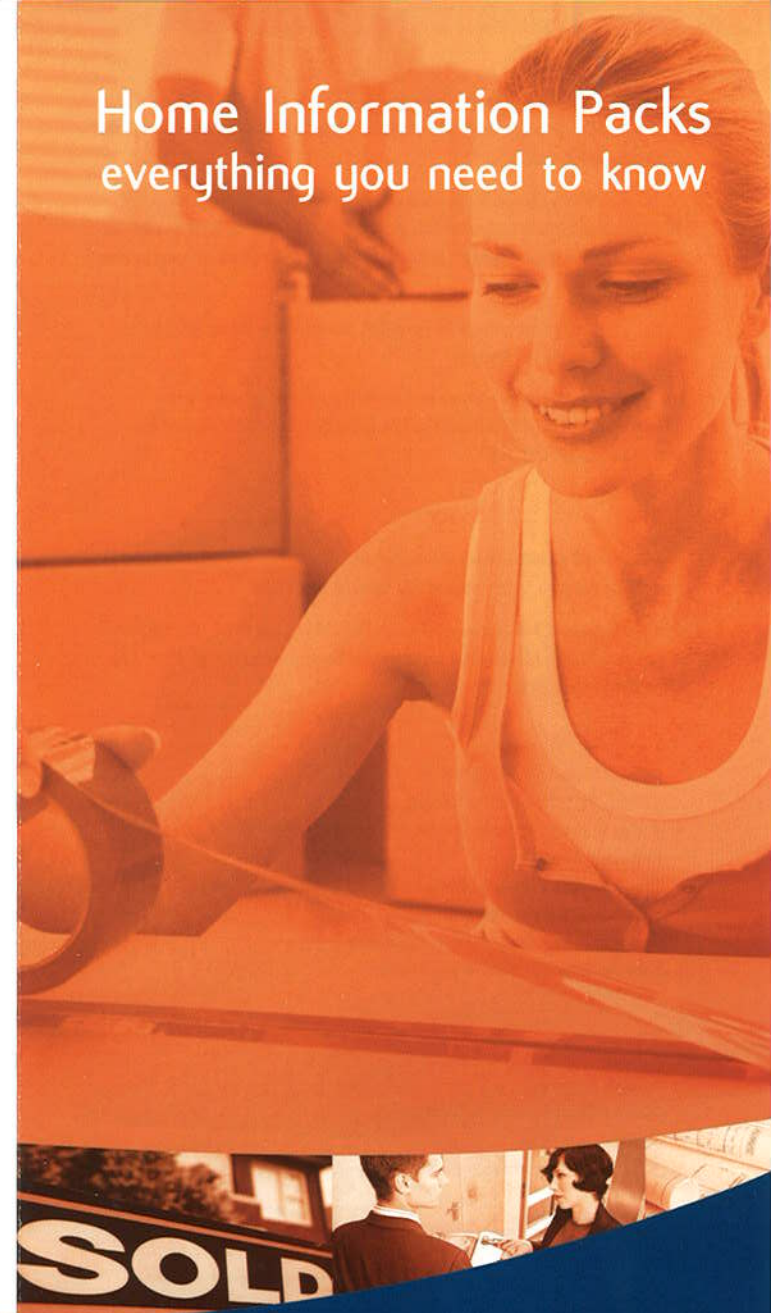
TheHIPAlliance is an established network of leading local property professionals, such as estate agents and solicitors, working in partnership with The Property Search Group (PSG) the leading provider of property searches in the UK. By sharing our resources, experience and unrivalled local knowledge we make arranging a HIP a painless part of selling your property.

Members of TheHIPAlliance enjoy established relationships with each other, so you are assured of prompt and efficient service every step of the way. Moving home is a stressful time and the ability to deal face to face with someone who lives in your area and understands your local issues is just one of the reasons our customers consistently rate our service as excellent. Plus, our network is nationwide so even if you are planning to move to the far end of the country we can offer you the same expertise and support.

What do I do next?

Simply talk to the staff wherever you picked up this leaflet. They'll take you through the whole process in more detail and explain any finance options that may be available to you.

Home Information Packs everything you need to know



www.TheHIPAlliance.com

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