



## why you should speak to us about Home Information Packs (HIPs)?

Since June 2008 anyone wanting to sell their home must commission and complete a Home Information Pack (HIP) before they can begin to market their property.

Latimer Hinks can compile a HIP for you quickly and for a very competitive charge.

Buying or selling your home can be one of the biggest and, potentially, most stressful projects you ever undertake. We aim to help you minimise both your costs and your stress levels!

We will provide you with a HIP including:

- **An Energy Performance Certificate** which will indicate the Energy Efficiency and CO<sup>2</sup> rating for a home.
- **A Local Authority Search** which will cover issues/proposals relevant to your property and it's marketability.
- **A Drainage & Water Search** which will include information relating to the connection of water and sanitation services, statutory agreements etc.
- **Title Documents** which provide information on the current owners of the property and include information on for example covenants, rights and boundaries.

**All HIPs prepared by Latimer Hinks contain official search results.**

### QA questions & answers >

#### What purpose do HIPs serve?

HIPs are designed to help buyers make an informed decision about a property before they incur costs. Hopefully this will then help to reduce delays later on in the sales process and mean less wasted time for sellers.

#### Are all HIPs the same?

The basics are the same but contents can vary. As experienced property professionals we know exactly what a buyer's solicitors will be looking for and can ensure that our packs contain everything that is necessary to facilitate a smooth transaction.

#### Why are official search results important?

It is worth noting that many HIP providers will compile HIPs containing personal rather than official search results. Personal searches often contain omissions and inaccuracies. For that reason, all HIPs prepared by ourselves contain only official search results.