

## Home Information Packs

The original aim of Home Information Packs is to speed up the conveyancing process and avoid buyers withdrawing late in the day, by supplying them with information on the property at an earlier stage. Also, by providing buyers with an Energy Performance Certificate, it will encourage home owners to invest in energy saving improvements to their homes.

Sellers of all existing residential properties are unable to market their properties without first commissioning a HIP. Some properties are, however, exempt from this requirement and we will be happy to advise you whether you qualify for an exemption.

### HIPs are to include as a minimum:

- A sale statement
- An Energy Performance Certificate
- Title documents
- Local Authority Search
- Water and Drainage Search

In some instances it may be necessary to include further documentation such as a copy of the lease for leasehold properties.

### Additional documentation and Information for leasehold properties

- A copy of the lease
- A copy of any regulations imposed by the landlord or management company.
- Statements of accounts for the past three years.
- Copies of the most recent requests for payment of service charges, ground rent and insurance.

### Warners HIP

We can provide a HIP for you and advise you on all the legal necessities.

### The Service

Your HIP will be prepared in-house by the Residential Property Team who will ensure it is tailored to your needs. We are happy to spend time discussing your requirements with you.

### Official or Personal Searches?

#### Personal searches:

These are produced by search agencies which search against the official records of the local authority.

#### Official searches

These are provided by the local authority and official searches are more expensive than personal searches but are accepted by all lenders and may be beneficial to your buyer.

### Cost of the HIP

The cost of each individual HIP will vary depending on the local authority, whether or not the searches are expedited, the size of the property and whether the search selected is official or personal.

### Contact Us

Should you wish us to prepare a HIP for you, or you would like to find out more about Warners and what the firm can offer you, please contact a member of Warners Residential Property team.

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You can find out more at

**[www.warners-solicitors.co.uk](http://www.warners-solicitors.co.uk)**