



## HOME INFORMATION PACKS THE RELIABLE SOLUTION

- Are you a homeowner?
- Are you planning to move house?

If you are the owner of a 1 or 2 bedroom property and you are planning to sell your property, from 14 December 2007 you will be required to provide a Home Information Pack (HIP). The Government introduced HIPs for 4 bedroom properties back in August of this year and for 3 bedroom properties in September, and they are now rolling HIPs out to the remainder of the property market. A HIP includes an Index, an Energy Performance Certificate (EPC), a sales statement, searches, together with evidence of title for registered properties and a copy of the lease for leasehold properties.

The EPC will provide detailed information about the energy efficiency of your home and measures to save on fuel bills and cut carbon emissions. The Government is establishing a Green Homes Service to offer people buying or selling a home with an F or G rating free or discounted help with energy efficiency measures, by linking them up with grants and loans provided by the energy companies and others.

There are numerous HIP providers on the market all keen to secure your business. However, we at Downs believe that these things are better left to the professionals. So why choose us?

- HIPs contain a large amount of complex, legal information which we are best placed to prepare and interpret
- We can seamlessly integrate the HIP into the overall conveyancing process
- We will provide a reliable, fully compliant HIP
- Our Information Pack will ensure the sale proceeds more quickly and efficiently
- We have access to a large number of fully qualified and accredited Energy Assessors
- We have a dedicated team of highly skilled, qualified property lawyers who understand the housing market and, more importantly, the HIPs Regulations
- We have worked hard to earn our reputation
- Our clients return to us time and time again

If you instruct us to act for you in the sale of your property, we will provide the HIP as part of our conveyancing service.\*

However, there are exceptions to the Regulations. To discuss your obligations or to commission your pack, please contact our Residential Property Group on 01306 880110.

Further details about HIPs and all of our other legal services can be found at [www.downslaw.co.uk](http://www.downslaw.co.uk).

With Downs Solicitors LLP you are in safe hands.



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SOLICITORS & NOTARIES

\*Subject to terms and conditions.