atkinsthomson

Residential Conveyancing
Home Information Packs (HIPs)

We will commission the HIP for you and we know that we have the right solution for your next sale. The HIP contains a large amount of complex, legal information and solicitors are best placed to prepare and interpret these packs.

We prepare the HIP on your behalf by collating the relevant information from you and the various agencies involved. HIPs only work if they are complete, accurate and simple to understand; which our solution ensures.

It is a legal requirement for the Seller to provide a HIP on marketing a property which provides certain information about the property to the Buyer.

Our online HIP solution is compliant with HIP legislation; the online preparation reduces delays and ensures the pack is prepared as quickly as possible; flexibility allows inclusion of additional authorized documents to assist you in marketing your property and the cost is competitively priced. We can provide you with an exact figure prior to commissioning the Pack.

The HIP must include (mandatory documents):

- An Index
- An Energy Performance Certificate
- A Statement of Sale summarising the terms of sale
- Evidence of Title (usually obtained from the Land Registry)
- Standard Searches (ie: a Local Authority Search and Drainage and Water Searches)
- Commonhold information (where applicable)
- A copy of the Lease (if applicable).

There are a range of optional documents that can be included in the HIP many of which are things that we shall produce for you and provide to the Buyers Solicitors in any event.

These include:

- Guarantees (eg: Damp & Timber Treatment, replacement windows);
- Sellers Property Information Form
- Buyer Information Form
- Fixtures Fittings and Contents Form
- Leasehold Information Form (to be completed by the Seller and uploaded to HIP Agent)
- Other searches which may be relevant to the particular property
- Home Condition Report.

Other points to note:

- On formation of the HIP the Land Registry official title and plan (search of index map if unregistered), local/personal search, local enquiries and water and drainage search must all be less than 3 months old.

  The EPC or predicted EPC must be under 12 months old

  Any additional documents may be older than 12 months old, provided that they are the most recent version of the document.

- Once the property is marketed with a HIP there is no legal requirement to update any of the documents. So if it takes 3 years to sell, there is no requirement on the Seller to update any documents, provided it has been continuously marketed.

- The age of the HIP runs from the date when the property is first marketed. If you take a property off the market, it can re marketed using the same HIP any time within a year of the first point of marketing.

- Once the first year of marketing has lapsed, any break in marketing after this point will require the HIP to be updated. The only exclusion to this is when a sale has fallen through. When a sale falls through, providing the property is re-marketed within 28 days, there is no requirement to alter the HIP.

Please call us on 01284 767766 if you have any further queries and we will be happy to help.

www.atkinsthomson.com

For general information purposes only. Specific decisions should only be made on the basis of the proper advice particular to your circumstances.
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