

Home Information Packs



The Home Information Pack (also known as the **HIP**) is now compulsory for all homes on the market in England and Wales.

You can use our **LOW-COST HIP SERVICE** even if we are not instructed to undertake any Probate work for you.

Why do you need a HIP?

By law you cannot sell your property without one. You cannot legally place the property on the market without one.

A HIP is a set of documents that provides the buyer with key information on the property and must be provided by the seller or the seller's agent. It is like a survey report specific to your property but it is in addition to any survey that the purchaser (or their lender) may undertake. The HIP lets buyers see important information on the property at the start of the process, free of charge. This means there is less chance of buyers becoming aware of any surprises at the end of the process that can cause delays and extra expense to the buyer and seller.

What does a HIP contain?

The HIP is made up of required (compulsory) and authorised (optional) items.

There shouldn't be any marketing or advertising material in the pack, so make sure it contains official information only.

Listed below are all the compulsory documents that need to be included.

Compulsory documents

The following documents must be included in your HIP:

Freehold properties

- Home Information Pack Index
- Energy Performance Certificate (EPC)

- sustainability information (required for newly built homes only)
- sale statement
- evidence of title
- standard searches (local authority and drainage and water)

Leasehold properties

- all the compulsory documents above
- a copy of the lease

Optional documents

Other documents can be included within your HIP but these are optional. If they are included it could help to speed up the sale and ensure that the process goes more smoothly. These include:

- Home Condition Report
- legal summary
- home use/contents form
- other documents such as specialised search reports (for example, the seller may choose to include a mining search in a mining area)

Buyers

If you are buying a property, just ask whoever is advertising it for sale for the Home Information Pack. This is usually an estate agent, but could be another business or individual.

They must give you a copy of the pack free of charge (although they may make a reasonable charge to cover the costs of copying and posting it).

Sellers

The person responsible for marketing a property (in most cases, the estate agent) must have commissioned a HIP by the time that the property is on the market.

Who compiles the HIP?

You can compile it yourself or you can hire an estate agent, solicitor or HIP provider to do it for you. Always make sure that your HIP provider is signed up to a code of practice, such as the HIP Code.

Who pays for the HIP?

The seller is responsible for the cost of a HIP. The cost of the HIP can vary so make sure you check the market rate. Some HIP providers may offer free packs, or a no-sale, no-fee arrangement, but you should always check the terms and conditions of your contract.

For a more detailed guide, read 'HIPs: a seller's guide' and 'HIPs: more information for sellers'.

How much does a HIP cost?

The average cost for a HIP is around £300 plus VAT (£345) payable in advance and available from your Solicitor or Estate Agent. Our HIP pack service is the cheapest available in the UK (price survey 04/02/09):

Wales:

Freehold property - £199 +VAT
 Leasehold property - £230 +VAT
 EPC only - £55 +VAT

England:

Freehold property - £209 +VAT
 Leasehold property - £240 +VAT
 EPC only - £65 +VAT

To arrange your Probate- Helper HIP survey please [CLICK HERE](#).
To GO BACK to the main Probate-Helper web site [CLICK HERE](#).