

The image features a background scene of a blue door with a brass handle and a small window, set against a red wall. In the foreground, there are three glass bottles of milk on a stone surface, with a large terracotta pot containing a green plant to the left. The Meller Braggins logo is positioned in the top left corner.

**Meller
Braggins**

ESTABLISHED 1836

home
information
packs

we have the solution

www.mellerbraggins.com



what is a home information pack?

From 1 June 2007 homeowners planning to sell their property in England and Wales will need to acquire a Home Information Pack (HIP) before the property goes on the market.

- The HIP will provide potential buyers with legal documents, local searches, evidence of title and an energy performance certificate (EPC), rating the property's energy efficiency.
- As your Estate Agent we will take responsibility for acquiring the HIP on your behalf.
- The HIP will be prepared by a pack provider and we can organise this either through your solicitor or direct with a reputable pack provider.
- The cost of the HIP will be competitive and payment can either be made up front or delayed until the property is sold, as long as this is within a reasonable period of time.
- The HIP provider that we recommend will ensure that we will be able to start marketing your property within a few days of the energy assessment being made. Information provided by you relating to your property will also help to speed up the process.



“As your Estate Agent we will take responsibility for acquiring the **HIP** on your behalf.”

- The **HIP** provider will provide the **HIP** in both a paper and electronic format so that prospective buyers can read it either in our local office or on line with suitable authority.
- If your property is already on the market prior to 1 June 2007, there is no requirement to have a **HIP** prepared initially, although it will be necessary to do so before 31 December 2007 if the property is still for sale.

You can instruct us to sell your property in the knowledge that we are able to arrange for your **HIP** to be provided quickly, efficiently and at a competitive cost, by a reputable pack provider.

For further information on Home Information Packs and full details of how they will impact on the sale of your property, talk to our helpful staff at your nearest **Meller Braggins** branch.



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