



Hopley Pierce & Bird  
s o l i c i t o r s

# HIPs UPDATE

Property

Family

Wills & Probate

Business

Tax Planning

**HIPs (HOME INFORMATION PACKS)** are now required for all properties on the market from **1st October 2008**. Please contact us for help and advice before you contact your estate agent.

## What does a HIP contain?

- Index
- Standard Searches
- Evidence of title
- Energy Performance Certificate (EPC)
- Where appropriate leasehold information

As experienced Conveyancing Solicitors we at Hopley Pierce & Bird are best placed to provide your HIP as all the documents comprised in the HIP (apart from the new EPC) are documents that we deal with on a daily basis.

## What is the cost of a HIP?

We would expect to provide you with a HIP from £315.00 plus VAT (£370.13)\*.

## Easy Payment Options

We offer the following options

- Pay full amount "up front" using cheque or credit card
- Pay 10% "up front" and 90% balance up to 10 months later using deferred credit/debit card option\*\*
- Pay nothing now and the 100% balance up to 9 months later using "buy now pay later" option\*\*

\*\* Increased fees and an administration fee apply for these options

## The advantages of Hopley Pierce & Bird preparing your HIP:-

- You can market your property privately if you wish.
- If you instruct an Estate Agent you should be able to secure a better deal if you already have your own HIP. Some Agents may provide a FREE HIP when selling your property but as we all know nothing is free. What some Agents will most probably do is inflate their sale commission to cover the cost of the HIP.  
Consider this;  
Assuming that the usual fee for selling a property is 1% and that you are hoping to sell for £200,000.00 the Agents fee would be £2,000.00 plus VAT (£2,350.00). The Agent may offer you a FREE HIP and charge 1½ % that is £3,000.00 plus VAT (£3,525.00). This works at £1,175.00 for a FREE HIP!
- Our HIP is portable because it can be provided to any number of Estate Agents. If the first Agent you instruct provides your HIP and you wish to change Agents you may not be able to take the HIP with you to your new Agent, and may be required to pay for another. You will more than likely be required to pay a withdrawal fee to your first Agent which will more than cover the cost of the HIP.

\* If your property is unregistered, unusual or leasehold, additional charges will apply

**Please telephone us on 01978-315100 or call in to discuss your HIP requirements**

**Hopley Pierce & Bird, 5 King Street, Wrexham LL11 1HF**

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