

Everything about Munrolock

HOME INFORMATION PACKS



OK

What are Home Information Packs?

The law will require all homes put on the market to have a Home Information Pack. Included is a rating of the home's energy efficiency, as well as other information that will help improve the home buying and selling process. The Pack contains important information that buyers and sellers need to know.

What will be in the packs?

The Pack will bring together key information needed by buyers and sellers at the very start of the home-buying process. When marketing begins, the Pack must contain at least the following:

- An index of contents
- A sale statement (a summary of the terms of sale)
- Evidence of your title to the property (for registered properties)
- An Energy Performance Certificate
- Copies of searches of including drainage and water
- Leasehold/commonhold documents including copies of lease, details of service charges and three years accounts.(or proof that these have been commissioned).

What will you need to do?

The person responsible for marketing a property must have a Home Information Pack in their possession while the property is on the market and provide a potential buyer with a copy of the Pack. If an estate agent is responsible for marketing the property, then they can take care of this.

Energy Performance Certificate.

The Energy Performance Certificate is similar to the certificates now provided with domestic appliances such as refrigerators and washing machines. Its purpose is to record how energy-efficient a property is as a building. The certificate will provide a rating of the property from A to G, where A is very efficient and G is very inefficient. The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.



Each rating is based on the performance of the building itself and its services (such as heating and lighting), rather than the domestic appliances within it. The ratings will vary according to the age, location, size and condition of the building.

It is compulsory to display the Energy Rating on property particulars and the internet.

Munrolock and Home Information packs

There is no need to panic or be confused about the Home Information Packs. They are straightforward, but it does mean that when you choose to market your property, either privately or through an estate agent, there will be costs involved for you upfront.

Prices and Options

We want to be able to give you flexibility to suit your situation, so below are the three options we offer. Fees and prices will be discussed and verified on the valuation of your property.

Option 1 Use one of our recommended HIP providers.

We will pass your details to them and they will contact you to organise everything.

Option 2 Munrolock will pay for the pack for you*.

You will not have to pay for the pack at all if we sell your property and it exchanges.

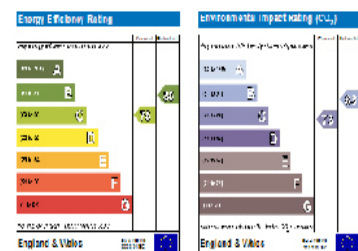
Option 3 You supply the Home information pack.

Once we have a copy we can start marketing.

The price of the packs is likely to vary but will be roughly between £299 and £450. Leasehold properties may cost slightly more than Freeholds.

Don't forget that if you have a leasehold you may well be charged by the freeholder or managing agent for the leasehold information.

*Terms and conditions will apply, including a withdrawal fee if you take your property off the market.



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