



WILSON BROWNE  
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## Home Information Pack

### Why should you choose Wilson Browne to provide your HIP?

Wilson Browne are experts in the East Midlands' in providing Conveyancing services. We have a long established and proven track record of delivering a high quality service to our clients.

HIPs contain a large amount of complex, legal information and solicitors are best placed to prepare and interpret these packs.

At Wilson Browne we are confident that our HIP is the right solution for your next sale.

The benefits of using Wilson Browne to prepare your HIP are:

- You are guaranteed that the HIP will comply with legislation
- We will obtain the local authority search direct from the local authority rather than using a third party search provider. Some law firms will not accept searches from third party search providers however with our HIP you have the certainty that the search result will be accepted by all solicitors.
- Your HIP will be portable. There will be no extra cost to you if you decide to change estate agents and we will be pleased to provide a further copy of the HIP to your new estate agent. If you use an estate agent to obtain the HIP you may find that you have to pay for a new HIP if you decide to change estate agents.
- Wilson Browne's branding on the HIP offers the Buyer and their Solicitor reassurance that the pack has been properly prepared by a law firm.
- Our HIP is very competitively priced at £299 plus VAT

### What does a HIP contain?

The required documents that must be included in each HIP are:

- An Index (i.e. a list of the contents of the Pack)
- An Energy Performance Certificate (much like the graphs you see on fridges and washing machines which rate energy efficiency)
- A sale statement (summarising the terms of sale)
- Evidence of title
- Local authority and drainage searches
- Where appropriate, commonhold and leasehold information including a copy of the lease
- Where appropriate, a New Homes Warranty or a report on a home that is not physically complete

Other authorised documents can also be included such as a Home Condition Report, guarantees and warranties or other searches.