



## LMS HIPs

It's not easy to tell HIP providers apart, especially when they all boast about what they have to offer. But LMS know that the one difference you'll appreciate is that we make HIPs as simple and stress-free as possible.

- **Quick and simple online instruction**

You just need to register at [www.hips.lms.com](http://www.hips.lms.com) to get your user name and password.

- **Easy ways to view and share HIPs**

We give you a wide choice of easy ways to view and share HIPs. We provide you with a link to a printable, saveable version of the HIP online or you can request pdf files direct to your inbox. Paper, CD or USB versions are also available.

- **Straightforward fees**

£299 + VAT for all properties up to £2.5 million.

	paid upfront	deferred payment
£0 - 2.5m	£299	£349
Over £2.5m - £5m	£474	£524
Over £5m - £10m	£549	£599
Over £10m	POA	POA

- All prices exclude VAT and commission.

- Paper, CD or USB copies of the HIP are £10 + VAT each.

- If paying upfront by credit card there will be a 2% surcharge

- If using our deferred payment option we may need to charge a small credit card validation fee but this will be deducted from the final balance.

- **No hidden supplements**

Even HIPs for leasehold, commonhold or unregistered properties cost the same.

- **No-stress customer payment**

- Sellers can choose how they prefer to pay. We accept debit or credit card and offer a simple deferred payment scheme with no credit checks for sellers.

- We will make all the payment arrangements with the customer leaving you free to concentrate on your business.

- We will never seek payment from you if the seller defaults on payment.

- **Specialist support**

You will have a dedicated account manager to help you get up and running and develop your business relationship.

- **Tailored management information**

If you decide to contract with us we can provide you with management information to help you manage your HIP instructions and business volumes.

- **Dedicated DEA resource**

Dedicated DEAs from ERS (Energy Reports and Surveys Ltd), a wholly owned subsidiary of LMS, combine guaranteed pricing and quality control with leading edge technology for a quality service. We aim to book the EPC for your customers within 4 hours of payment being confirmed. If there's a delay in speaking to them, we'll let you know.

- **Automated systems**

Our highly automated systems mean that once we have confirmed title information and arranged payment, search orders, EPC instructions and, where applicable, lease requests are issued automatically within 15 minutes. This ensures your HIPs progress without delay in 100% of cases.

- **Option for you to earn commission**

You can set a level of commission on top of our fees - up to £200 + VAT.

- **Override payments**

We can offer you an override payment on every HIP that one of your brokers completes with us. This payment does not reduce our offering to your brokers or their customers in any way - there is no increase in costs.

- **Optional conveyancing**

For even less hassle, we can arrange the conveyancing too.

## FAQs

### What is in a HIP?

A HIP must contain:

- An index
- An Energy Performance Certificate (EPC)
- A sale statement
- Land Registry Official Entries and filed plan\*
- A Local Authority Search+
- Water & Drainage Enquiries

\* These documents will be replaced by copies of the actual title deeds together with a search of the Index Map if the title to the property is not registered at Land Registry.

+ This may be a personal Local Authority Search completed by a Personal Search Agent as authorised by the Home Information Pack Regulations (No.2) 2007.

Additional documents are required for leasehold or commonhold properties.

### Which properties do not require HIPs?

A HIP is not required if the property is:

- Not a residential property
- Seasonal holiday accommodation
- Mixed or dual usage
- Part of a portfolio of properties
- Not in England or Wales
- Being sold without vacant possession (e.g. with tenants remaining living in the property)
- To be demolished
- Unsafe
- A Local Authority "Right to Buy" transaction

### What is the current regulatory position?

- From 14th December 2007 every residential property brought to market must have a HIP, subject to the exemptions above.
- The "drop dead date" has not yet been confirmed. This is the date when all properties on the market, regardless of when they were put on the market, will require a HIP.
- Currently temporary provisions regarding "first day marketing" (the point at which you can legally market the property) have been extended. This means that at the present time you can continue to market property as soon as the HIP has been ordered and payment is arranged rather than having to wait for the complete HIP.
- The rules regarding leasehold documents have also been temporarily amended. Currently only the lease document is a "required" document, other leasehold documents are simply "authorised".

For further information on HIPs the Government website is

[www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk)

### Interested in finding out more?

Please contact us on **07811 943016**

[www.lms.com](http://www.lms.com)

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HIPs

CONVEYANCING

REMORTGAGING

VALUATIONS