

**IF YOU'RE SELLING YOUR HOME FROM 6 APRIL 2009 THERE ARE TWO KEY
CHANGES YOU NEED TO KNOW ABOUT.**

Sellers - make sure you're ready!

By using 3Counties you can be assured that the process will be as quick and as hassle free as possible in order to market your property.

The first change is that, from this date, the Home Information Pack will need to be available from the **first day your property is put on the market.**

The second is to the HIP itself, which will now contain a new **Property Information Questionnaire**. The PIQ, which will need to be completed by the seller, will provide a summary of key information about your property in one place. This compulsory one-stop checklist gives buyers information they need to know before making any decision.

The PIQ aims to reduce unnecessary delays caused by information coming to light later in the home selling and buying process. By ensuring that common questions are answered at the beginning, and before sellers or buyers invest heavily in a transaction, unwanted surprises can be avoided later on.

These changes are being introduced to HIPs so that better information is available from the first day a property is put on the market, helping to inform decisions for sellers and buyers.

From 6 April 2009, the HIP must be commissioned and paid for, or arrangements for payment made and contain the following documents on **the first day a property is put on the market:**

- Home Information Pack Index
- Property Information Questionnaire (PIQ)
- Energy Performance Certificate (EPC) or Predicted Energy Assessment (PEA)
- Sustainability information (required for newly built homes)
- Sale statement
- Evidence of title

If the following documents are unavailable when marketing begins, they should be added to the Pack as soon as they are available. These documents must be included within 28 days of the date the property was first placed on the market:

- Standard searches (local authority and drainage and water)
- A copy of the lease for leasehold properties
- Commonhold documents where appropriate

How can I find out further information?

In the first instance, please ring **0118 907 6136** or e-mail 3Counties at **hi@3CountiesLHI.co.uk**

We have experts on hand to advise you and guide you through the process.

However please note that although we can provide general guidance relating to the HIP we are not authorised to provide legal advice relating to the PIQ (Property Information Questionnaire).