



Delivering the HIP Regulations

Experience Assured

- *Owners are Estate Agents and Residential Property professionals*
- *Executive management team were previously the senior management team of SecureMove Property Services*
- *SecureMove was a £40m turnover subsidiary of Bradford and Bingley delivering outsourced services to Lenders, Brokers and Estate Agents*
- *Managed 300,000 mortgage valuations and 40,000 conveyancing instructions per annum acting as panel manager*
- *40 year Estate Agency experience – Frank Innes, Black Horse etc.*
- *Worked on Sellers Pack solution then HIP solution since 2000.*

When can I market the Property?

1. *Index*
2. *Energy Performance Certificate*
3. *Terms of sale*
4. *Evidence of title*

Approx. delivery time – 4 working days

Standard Freehold HIP

1. *Index*
2. *Energy Performance Certificate*
3. *Terms of sale*
4. *Evidence of title*
5. *Local Authority Searches*
6. *Drainage and Water Search*

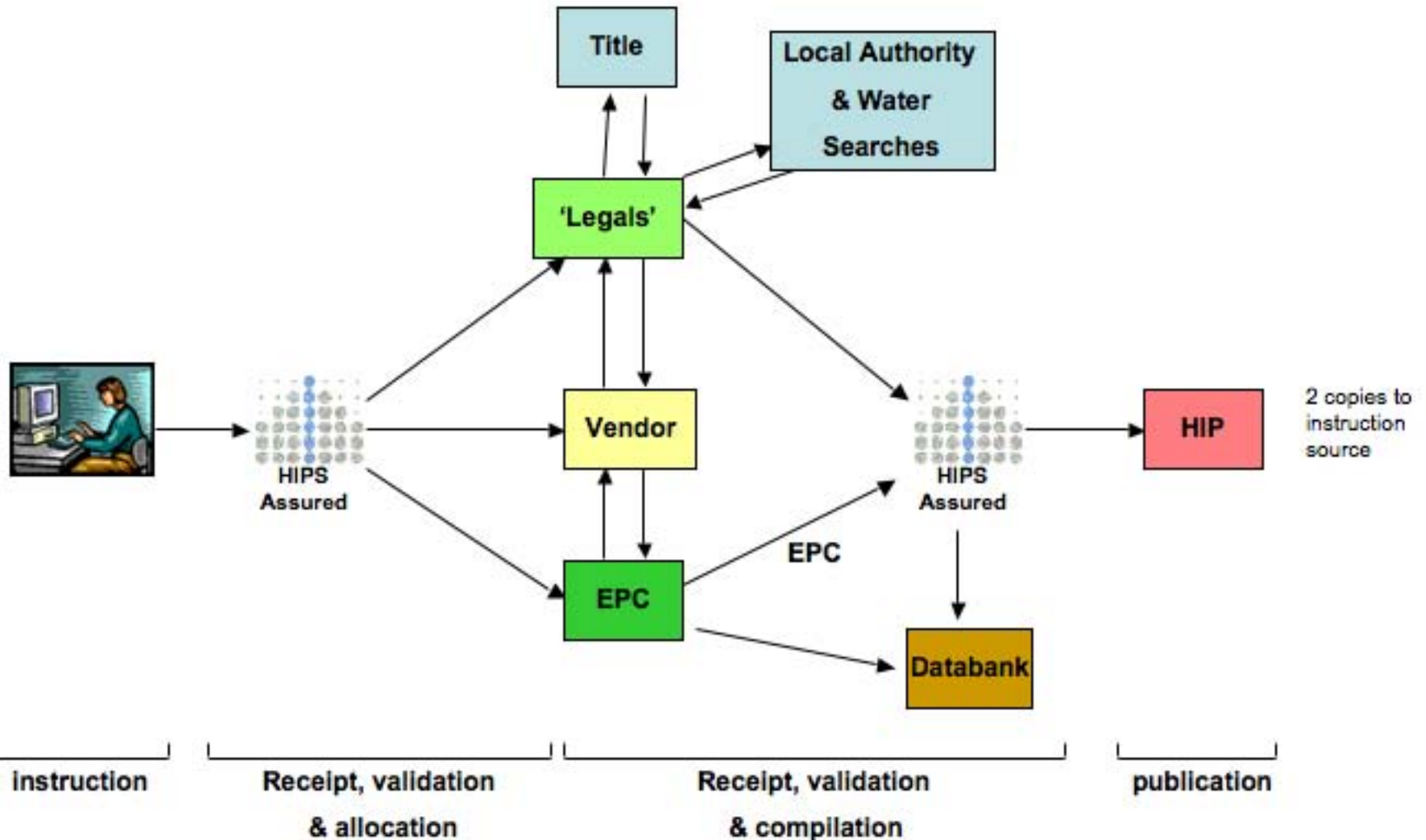
Approx. delivery time 10 working days

Plus for Leasehold Property

- *Copy of the lease*
- *Landlord regulations*
- *Recent service charge details*
- *Recent requests for payment for service charges, ground rent and insurance*

Delivery time will depend on co-operation of landlord/managing agent

HIPS Assured Solution



Flexibility Assured

- *On-line ordering and case tracking*
 - *Web access*
- *Agent/solicitor and vendor kept up to date*
 - *Email and SMS updates to advise on progress*
- *Ability to include own DEAs on the panel as first choice*
 - *HIPS Assured provides capacity via its own panel*
- *Add your preferred solicitor to the panel for the ongoing conveyance*
 - *HIPS Assured can arrange conveyance if you wish*
- *Just order EPCs if you want to do the rest yourself*

Value Assured

- **Standard Pack – Personal Searches**
 - **Freehold HIP - £350 + VAT**
 - **Leasehold HIP - £460 + VAT plus managing agent/landlord charges**
- **Enhanced Pack – Official Searches**
 - **Freehold HIP - £250 + VAT plus official searches**
 - **Leasehold HIP - £360 + VAT plus official searches plus managing agent/landlord charges**
- **Standalone Energy Performance Certificate**
 - **£130 + VAT up to £500K property**
 - **£150 + VAT over £500K property**

Simplicity Assured

Fully funded proposition

- *HIPS Assured will fund the agent for 5 months*
- *We invoice for all COMPLETED jobs at the end of the month.*
- *You settle the one invoice 5 months later*

Example – 20 HIPS completed in June

- *Single invoice raised 30 June*
- *Payment made by agent on or before 30 November*

Funding of the vendor available but agent/solicitor needs Consumer Credit Licence