

D-DAY – DECEMBER 1<sup>ST</sup> 2008.

## **Highland Home Reports**

December 1<sup>st</sup> 2008 sees the Mandatory introduction of the much publicised Home Report throughout Scotland with **Highland Property Services** being available to arrange and organise the necessary Reports as and when necessary.

### **Home Reports**

Everyone involved with the property market will see this as a significant landmark as the day the Home Report started. From this date properties can only be advertised for sale if a home report has been completed for the property.

Our Office will be available to advise and to Quote to provide the necessary reports and documentation from at least two of the panel approved R.I.C.S. Chartered Surveyors operating within our local area. Please be advised that the Home Report fee will require to be either fully paid in advance or a Credit Agreement entered into prior to any Surveyor arranging to prepare the necessary Report. Our Office will be pleased to arrange a Credit facility in conjunction with the appointed surveyor to progress matters as speedily as possible to minimise any delay with the marketing of your.

### **Highland Property Services provide:**

- A range of pre-payment options to accommodate your budget.
- Fast and efficient ordering and delivery of the Report to ensure your property is marketed as quickly as possible.
- Prompt delivery of the report to all potential purchasers delivered by electronic mail or hard copy delivery.

A home report covers a wide range of topics including the single survey, an energy report and a property questionnaire. Fundamentally, the home report must be available to buyers **before** the property is offered for sale on the open market.

Clients who have already commenced with the marketing of their property for sale before 1<sup>st</sup> December **do not** require this home report but it maybe seen as a beneficial aid to marketing their property.

### **Energy Performance Certificate.**

However, any property currently on the market must have a current Energy Performance Certificate as of January 4<sup>th</sup> 2009 which will rate the property for its Energy Performance and will make recommendations as to how the Energy Rating can be improved. The E.P.C. is also a mandatory requirement and will require to be made available on request. **Highland Property Services** will be pleased to put this Certificate in place at a competitive fee. Please contact our Office for more details.

Sellers should not worry about the Home report as it will become an integral part of the sale procedure. Everyone who is involved with the Home Report has been fully informed and have been preparing for the introduction of the Home report for a few months.

Sellers will also be involved to a degree and will be asked to fill in the property questionnaire as this must and can only be completed by the owner of the property.

During the introductory period whilst the necessary Reports are introduced, **Highland Property Services** will be pleased to offer free advice at any time.

We look forward to hearing from you.

*James Armour – M.D.*