



For immediate release

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WELWYN GARDEN CITY PROPERTY SALES COMPLETE THREE TIMES FASTER THANKS TO EXCHANGE READY PACKS

Homeowners in Welwyn Garden City have seen the usual lengthy conveyancing time for buying and selling homes slashed to as little as 24 days, thanks to pre-sale Exchange-Ready Packs, an enhanced Home Information Pack designed to reduce the stress and uncertainty which so often accompanies the buying and selling process, reveals Simply HIP.

In addition to the information in a HIP, the Exchange-Ready Pack provides conveyancers with the information they need up front, streamlining the homebuying process and enabling buyers to move into their new homes within days of their offer being accepted.

Last month, Ashtons estate agents completed the sale of a property in Hems Lane, Panshanger, Welwyn Garden City, in only 24 days because an Exchange-Ready Pack provided by Simply HIP, was in place. The vendor was one of many with an Exchange-Ready Pack now able to complete the sale of their home within days of their property going on the market. Currently, the average conveyancing time without an Exchange-Ready Pack is 80 days*.

Karl Judd, Director of Ashtons, comments: "The pack is an extremely useful selling tool for vendors. The extra information in the pack is invaluable as it brings together upfront all the documents that are needed to complete the sale. The Exchange-Ready pack can help put to an end an archaic homebuying process; and by reducing the time to exchange of contracts makes it very much less likely that a buyer will pull out or gazunder."

Ashley King, managing director of Simply HIP, a leading provider of Exchange-Ready Packs, says:

"We recognised that HIPs alone were not enough to improve the home buying and selling process, so Simply HIP launched Exchange-Ready Packs. Since the launch of Exchange-Ready Packs, we have seen the conveyancing process speeded up significantly. The packs have been welcomed by solicitors, sellers, buyers and estate agents as speed and certainty replaces delays and stress in the home buying process."

In addition to the information found in a HIP, a Simply HIP Exchange-Ready Pack contains:

- Contract for sale prepared by a solicitor

- Seller Property Information Form
- Fixtures & Fittings Form
- Documents referred to in the Register
- Environmental search
- Copies of planning permissions and building regulations consents
- Guarantees
- Solicitor's Certificate confirming the pack is Exchange-Ready

Simply HIP is able to provide Exchange-Ready packs to estate agents immediately.

*Government figures published in 2007

Notes to Editors

Simply HIP is widely recognised as one of the leading HIP providers in England & Wales and is the sister company of Simply Conveyancing (formed in 2000 to offer independent estate agents a comprehensive conveyancing and search service as a forerunner to HIPs). The company has worked with a wide variety of clients including Your Move, Friends Provident, Halifax, Bank of Scotland, Intelligent Finance, Birmingham Midshires and hundreds of independent agents across the UK.

For further information, contact:

Claire Hendry The Wriglesworth Consultancy	020 7427 1407 c.hendry@wriglesworth.com
Louise Marshall The Wriglesworth Consultancy	020 7427 1422 l.marshall@wriglesworth.com