



homereports

**RE/MAX**® Scotland

## An introduction

From December 1st 2008, each residential property sold within Scotland must, by law\*, produce a Home Report.

## What is a Home Report?

A Home Report must contain:

- A Single Survey is a report prepared by a survey provider on the condition and value of the house
- An Energy Report will provide you with an energy efficiency rating of a house together with useful advice to cut fuel bills and increase the home energy efficiency
- A Property Questionnaire contains further information about the house such as alterations that have been made, factoring costs and council tax banding. The Property Questionnaire must be completed by the seller, or someone nominated by the seller.

A Home Report must be provided to a prospective buyer within nine working days. A seller or the selling agent may charge a prospective buyer a reasonable sum for copy and postage costs.

## Who will compile my Home Report?

Our approved chartered surveyors will provide the Single Survey and Energy Report. Our Associate will help you as the seller of the house, complete the Property Questionnaire.

\* there are few exceptions to the law regarding Home Reports - our Associate will inform you if your house is exempt.

## Why RE/MAX?

RE/MAX Scotland is the country's leading Estate Agency and combined with leading Surveying and Legal companies throughout the country means that we can offer the best deal possible

## What will RE/MAX do?

We have created a state-of-the-art Home Report service that offers you:

- Case Tracking ability - look at your transaction and see what stage your Home Report is at. This will be done graphically with a timeline explaining what events have occurred and when, what future events are scheduled and when they are anticipated.
- All relevant contact details of RE/MAX Associates and all other personnel will be online for you to quickly contact them.
- Email and SMS updates triggered by key events in the legal transaction.
- When the process is completed, all your documents will be exported to a completion wallet for you to retain.
- Property Questionnaire Helpline
- Choice of funding options to suit.
- Conveyancing Case Management option via Harper MacLeod, one of the largest and most experienced law firms in Scotland.

**If you have any more questions, please do not hesitate to contact your RE/MAX Associate who will be able to answer your questions and help you with all aspects of the Home Report or alternatively call your local RE/MAX Office or contact 01698 464200.**