



# Buyer's Report

123, New Street, Newtown  
**is ready to move in just 6 weeks!**

This **hop** report contains:

**1** Welcome to  
your **hop**

**2** Move Ready Summary and  
Conveyancing Complexity Rating

**3** Details of the Title  
Deed Entries

**4** Title Deeds  
and Plan

# 1 Welcome to your **hop**

**This report has been designed to give you up front information about the property you are interested in. All too often in the conveyancing process, issues can crop up late in the day, causing stress for the parties involved and in some cases, deals to fall through.**

**This report has been designed to give you the heads up about what's in the deeds to help avoid these problems.**

This HOP report will give you the information you need to make an informed offer, and once the deal is in the bag, it will help to provide you with visibility, control and certainty over the conveyancing process.

The HOP report does not replace the conveyancing process, and you will still need to take full legal advice from a lawyer before exchange of contracts, but it should provide you with a much smoother, informed process and ultimately, help to get the keys in your hands much faster.

## **How to read this report:**

This report has been created by reading the title deeds for property held by HM Land Registry and comparing the results against standard conveyancing questions and protocols. This provides an estimate of how complex the conveyancing work will be, and how quickly completion can take place once an offer has been accepted. Here's what each section contains, and what you should do with it:

### **2. Hop Move Ready Summary**

This contains information about the property together with an estimated **Predicted Conveyancing Timeline** and a **Potential Conveyancing Timeline**. The Predicted Timeline estimates how long the process will take based on the information in the deeds. The Potential Timeline represents the timescale which could be achieved if the Sellers were to take steps to get 'Move Ready', which are contained in the Seller's Move Ready Action Plan at the end of the Seller's HOP report. This is a separate HOP report and can be obtained at [www.homeownerspassport.com](http://www.homeownerspassport.com)

This section also contains a Conveyancing Complexity Rating, to give you the heads up about properties which may be more complicated for your lawyer to deal with. PLEASE NOTE, this doesn't mean you shouldn't proceed with the deal. It is very rare that any conveyancing issues will cause a deal to fall through. This rating is provided so you are armed with the information up front, so you know the complexity of the deal your lawyers are dealing with on your behalf.

### **Knowledge is power**

The information in your HOP report can help you make an informed choice when making an offer on a house, reducing stress levels, putting you in the driving seat of the deal and importantly reducing the risk of the sale falling through further down the line (which happens in 1/3 of all transactions).

### **3. Details of Title Deed Entries**

This section provides the specific list of entries which have been identified on the title deeds which will form part of the conveyancing enquiries process. Read this to find out what entries we have found on the title deeds. It is very rare that anything on the title deeds will stop a sale proceeding, but some entries can take a little while for the lawyers to deal with. Anything which we think might take some time we have highlighted in red.

#### 4. Title Deeds and Plan

This is a copy of the deeds held by HM Land Registry. It is the document which the lawyers will use to prove the current ownership, and the information contained in it will form the basis of the transfer documents once an offer has been accepted. It contains confirmation of the extent of the property, by reference to an address, a property description and a plan.

It provides details of the current owners, and lists all the mortgages currently secured against the house. It also contains information about any rights, obligations and covenants which affect the house.

Take a look at the plan now. It's worth checking that this corresponds with what you understand the boundaries of the property to be, and report any discrepancies in due course to your lawyer.

These documents are provided for you to read and digest. However, there is no need for you to interpret the contents of the deeds at this stage - that is a job for your lawyer. If you decide to progress, and have an offer accepted on this property, pass a copy of these documents to your conveyancing lawyers.

#### What this report won't do

Based on the information contained in the title deeds, this report predicts the timescales between offer and completion. However, as this is ultimately in the hands of the solicitors dealing with the transaction and the parties to the transaction, there are some factors which may influence the actual timescale to completion. These include:

- Issues which crop up in other documentation, such as the survey, or other conveyancing searches
- How ready you are to proceed. Often getting the mortgage offer can be the biggest bottleneck
- Whether there is a long chain. An average chain contains 4 transactions, and the chain will move at the speed of the slowest part. Having clarity on each transaction can help speed up the process. For any Home Owner's Passport reports required for other properties visit [www.homeownerspassport.com](http://www.homeownerspassport.com)

#### What's next?

Once you have read the report, deciding on the next steps is entirely up to you.

#### I don't really want to do that much

No problem. There are no further steps you need to take with this report. Pop it in the recycling, or file it safely for future reference. It's entirely up to you.

#### I'm still pondering

If you are still in the process of considering other properties, then we can help with HOP reports for those as well, to help weigh up which property you wish to proceed with. Your call.

#### It all looks good, and I want to make an offer

Good luck! We hope it all goes swimmingly. If you are successful we'd suggest passing a copy of this report to the estate agent and your solicitor. It will help give all parties clarity on how quickly the conveyancing process should take.

# Let's go!

123, New Street, Newtown, NT1 1NS



Title/Tenure: **Absolute Freehold** ✓

Length of Ownership: **1 year** ✓

### What this means

Based on the information contained in the title deeds

- The property is Absolute Freehold with no unusual legal issues.
- **Hop** has identified 0 issues on the title deeds which could cause delays.
- If a faster completion is required by the parties, it may be possible to upgrade the Predicted date to the Potential date, if the Seller's **hop** report is downloaded and the Seller takes the steps in the Recommended Actions section before the lawyers are instructed.

### What's next?

- If you are the seller, speak to your estate agent about taking the Recommended Actions from the Passport Report, if you want to achieve the Potential Conveyancing Timeline for your move.
- If you are a buyer who is interested in the property, ask the estate agent whether the Predicted or Potential Timescales apply to this property to help inform whether you proceed to offer.
- If there are any related transactions which the parties wish to align to these timescales, additional **hop** reports can be obtained for other properties at [www.homeownerspassport.com](http://www.homeownerspassport.com)

## Conveyancing Complexity Rating



123, New Street, Newtown, NT1 1NS

Complexity	Explanation
0%-49%	Straightforward
50%-69%	Average
70%-79%	Extra work needed
80%-100%	Complex (speak to a conveyancer ASAP)

6 weeks from point of offer to completion **Move day!**

### Conveyancing Complexity Rating

Conveyancing can be complicated. It can be really helpful to know how complex the entries on the title deeds are before an offer is made, to avoid nasty surprises further down the line. **Hop** has assessed the title deeds for issues which may make the transaction more complicated. This can include things like whether there are any restrictions on the property, or whether it's leasehold. Don't worry, none of these issues should risk the sale completing, but will mean more work for your conveyancing solicitor.

# 3 Details of Title Deed Entries

## Items identified from the title deeds of **123 New Street**

Note: none of the entries below should stop the sale completing, but based on previous conveyancing data, they can sometimes cause delays.

Title Deed Indicator	Result	Note
<b>Property address match</b>	Match	Verification required that the listed address on the title deed is the property listed for sale.
<b>Class of title</b>	Absolute Freehold	The class of title indicates the type of ownership of the property. Anything other than 'Absolute Freehold' can take longer to deal with.
<b>Property ownership</b>	Individual	Transactions including properties owned by companies or charities can be more time consuming.
<b>Multiple Owners</b>	2 registered owners or less	Where there are more than 2 owners, it can be an indicator that the transaction will be more complex.
<b>Length of ownership</b>	More than 6 months	Where a property has been owned for less than 6 months additional enquiries may be required.
<b>Notice</b>	No notice identified	A notice entry can flag the rights of others over the property which will need to be satisfied before completion.
<b>Restriction</b>	No restrictions noted	A restriction entry on the title deeds indicates that another will have an interest in the land which will need to be satisfied before completion.
<b>Bankruptcy</b>	No bankruptcy indicator	Where the owner has been declared bankrupt there will be an entry on the title deeds which will need to be dealt with during the conveyancing process.

Title Deed Indicator	Result	Note
<b>Leases</b>	No leases affecting the property	Leases over a certain period are registered on the deeds, and the property is likely to be sold subject to them. Please note this does not include any short term tenancies which may affect the property.
<b>Cautions</b>	No cautions affecting the property	A caution represents a note against the property indicating another's interest in the property which will need to be satisfied before completion.
<b>Home Rights</b>	No Home Rights indicator	These represent the rights of others who are not listed as owners of the property but who may have certain rights to live in the property.
<b>Rent charges</b>	The Property is not affected by a rentcharge	A rentcharge is an annual sum paid by a freehold homeowner to a third party who normally has no other interest in the property.
<b>Right to buy</b>	Property not affected	Some public sector or housing association properties are purchased at a discount under right to buy and associated schemes. These schemes often come with various rules such as offering the property for sale back to the landlord first, or repaying some of the discount.
<b>Death of Proprietor entry</b>	No entry on the deeds	Where one or more of the owners have passed away this is sometimes noted on the deeds, and will require some additional paperwork.

# 4 Title Deeds and Plan

The Title Deeds and Filed Plan have been sent to you separately with this report.