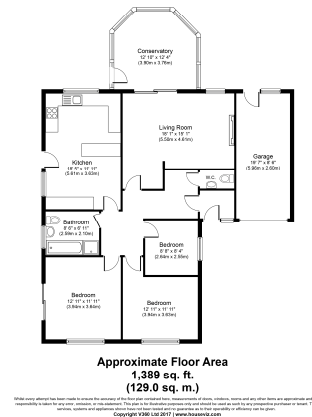
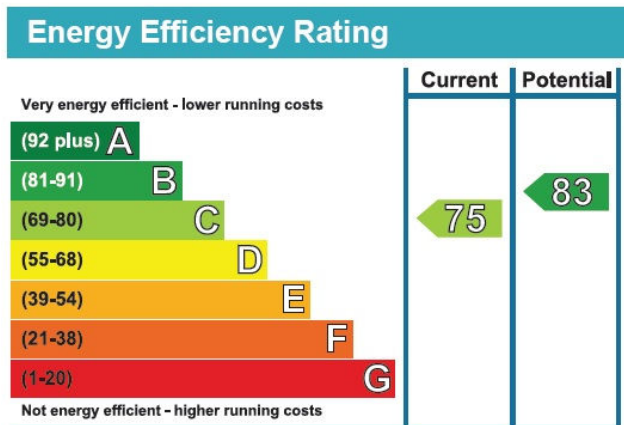


# Energy Performance Certificates (EPCs) (and Floor Plans)

Your better choice of options available from Johnsons 01302 322121



**An Energy Performance Certificate ( EPC )** tells you how energy efficient a home is on a scale of A to G and is valid for 10 years.

All sellers of homes need to be able provide a valid EPC for their home (preferably as soon as possible – but not later than 28 days after marketing commences)

If you don't already have an EPC then Johnsons can arrange to provide one without delay in conjunction with a reputable local Energy Assessor.

**A Floor Plan** will provide all your potential purchasers with a much better impression of the layout of your home. It will feature on the Rightmove and Zoopla websites and help to improve the click - through rate for your home which in turn should help to generate more viewings.

## Costs and Options

**EPC only** £50 + vat (£60 inc vat)

**EPC with Floor plan** £58.33 + vat (£70 inc vat)

Floor plan only (depends on size) £25-£50 + vat (£30-60 inc vat)

**You can order through Johnsons and pay by card, cash or cheque 01302 322121**

**FREE EPC?** Be wary if you are offered a FREE or cheap EPC. For an EPC to be free you shouldn't be charged or surcharged if there is no sale, or if you want to change agents or solicitors. There may be unreasonable conditions attached such as long unbreakable contracts of a year or more, having to pay a MUCH higher price for your conveyancing USUALLY WITH AN OUT OF TOWN FIRM OF SOLICITORS and sometimes with cash back to the agent, not to mention a MUCH HIGHER level of sale commission.