

Why Use Our Generic Templates?

We have a set of generic templates in place which can be customised to incorporate your branding. You can use these as a way of setting up brochures and window cards for your new business to create a fresh look for your brochures and window cards or just add to your existing options. We aim to update these templates yearly so you are provided with the latest thinking in brochure and window card design.

Customisable Areas

Each template has various elements that can be changed. However, the standard changes we make for you as part of the standard generic template charge are:

- Colours
- Disclaimer
- Fonts & Font Sizes
- Headings Text
- Logo

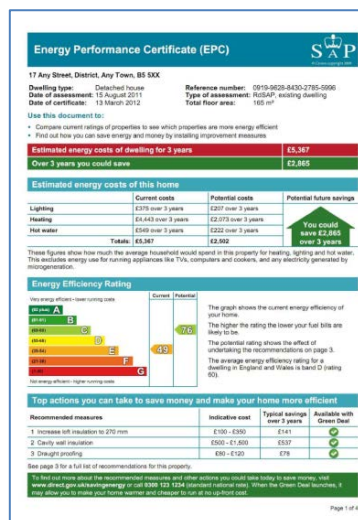
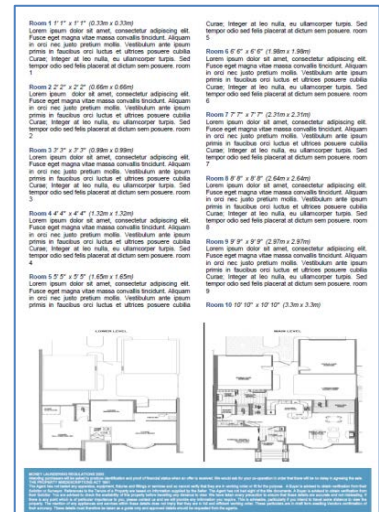
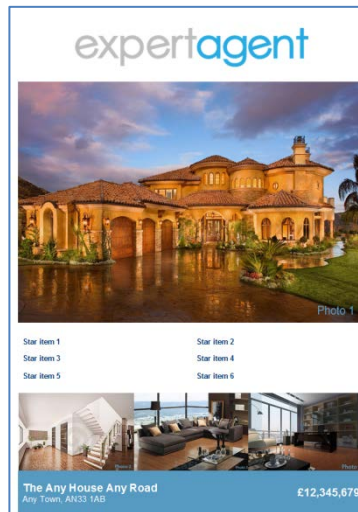
Should you wish to change other areas of the brochure, such as, adding or removing text boxes, photos, floorplans or EPCs then speak to your account manager and they will talk through any additional design time charges and task the designers to make these changes for you.

EA - Sample 1 - A4 3 Page Brochure

Header Graphic: 800 x 160 pixels

Brochure Details:

- 2 Floorplans
- 4 photos
- 6 star items
- Address & price
- Disclaimer
- EPC on back page
- Logo
- Room name/size/description



Sample 2 - A4 3 Page Brochure

Header Graphic: 280 x 100 pixels

Brochure Details:

- 1 Floorplan
- 12 star items
- 5 Photos
- Address & price
- Adverts 1, 3, 5
- Agency details
- Disclaimer
- EPC on back page
- Logo
- Room name/size/description

The Any House Any Road
Any Town
Price £12,345,679

Information
MANIP: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna in hac maissa convallis tristique. Aliquam in ornare justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae. Integer at leo nulla, eu ullamcorper turpis. Sed tempor odio sed lectus at dictum veni posuere. In dignism velit non nisi.

Owner's comments
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The Any House Any Road
Any Town
Price £12,345,679

Summary of accommodation

- Room 1
- Room 2
- Room 3
- Room 4
- Room 5
- Room 6
- Room 7
- Room 8
- Room 9
- Room 10
- Room 11
- Room 12

Template Agency
Email: info@expertagent.co.uk
Website: www.expertagent.co.uk
Tel: 01235 503000
Fax: 01235 503000

Fit one full page to window

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, BS 5XX
Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-8028-8430-2765-0986
Type of assessment: RUSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by making improvement measures.

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£275 over 3 years	£207 over 3 years	You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,673 over 3 years	
Hot water	£248 over 3 years	£222 over 3 years	
Totals	£4,967	£2,902	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and consoles, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£141	Yes
2 Cavity wall insulation	£500 - £1,500	£537	Yes
3 Draught proofing	£00 - £120	£78	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.energysaving.gov.uk or call 0800 512 544 (national freephone line). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run all at no up-front cost.

Page 1 of 4

Sample 3 - A4 4 Page Brochure

Header Graphic: 375 x 100 pixels

Brochure Details:

- 6 star items
- Agency details
- Logo
- Advert 1
- Address & price
- Disclaimer
- Room name/size/description
- EPC on back page
- 2 Floorplans
- 7 Photos

The Any House Any Road
Any Town, AN3 1AB
£12,345,679

Information
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Star item 1
Star item 2
Star item 3
Star item 4
Star item 5
Star item 6

The Old Heading House South Parade, Fording, BA11 1EJ
Tel: 01235 503000 Email: info@expertagent.co.uk
www.expertagent.co.uk

ACCOMMODATION

- Room 1 11'7" x 11'7" (3.59m x 3.59m)
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- Room 2 2'2" x 2'2" (0.66m x 0.66m)
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- Room 3 3'7" x 3'7" (0.99m x 0.99m)
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- Room 4 4'4" x 4'4" (1.32m x 1.32m)
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- Room 5 5'9" x 5'9" (1.65m x 1.65m)
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- Room 6 6'6" x 6'6" (1.98m x 1.98m)
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- Room 7 7'3" x 7'3" (2.21m x 2.21m)
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- Room 8 8'0" x 8'0" (2.44m x 2.44m)
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- Room 9 9'7" x 9'7" (2.97m x 2.97m)
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- Room 10 10'4" x 10'4" (3.20m x 3.20m)
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna in hac maissa convallis tristique. Aliquam in ornare justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae. Integer at leo nulla, eu ullamcorper turpis. Sed tempor odio sed lectus at dictum veni posuere. room 10
- Room 11 11'1" x 11'1" (3.38m x 3.38m)
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LOBBY LEVEL

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, BS 5XX
Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-8028-8430-2765-0986
Type of assessment: RUSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by making improvement measures.

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£275 over 3 years	£207 over 3 years	You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,673 over 3 years	
Hot water	£248 over 3 years	£222 over 3 years	
Totals	£4,967	£2,902	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and consoles, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£141	Yes
2 Cavity wall insulation	£500 - £1,500	£537	Yes
3 Draught proofing	£00 - £120	£78	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.energysaving.gov.uk or call 0800 512 544 (national freephone line). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run all at no up-front cost.

Page 1 of 4

Sample 4 - A4 5 Page Brochure

Header Graphic: 400 x 110 pixels

Brochure Details:

- 1 Map
- 10 Photos
- 2 Floorplans
- 8 star items
- Address & price
- Agency details
- Adverts 1, 3
- EPC on back page
- Logo
- Map
- Room name/size/description

expertagent The Any House Any Road Any Town AN33 1AB £12,345,678

SUMMARY

Star item 1
Star item 2
Star item 3
Star item 4
Star item 5
Star item 6
Star item 7
Star item 8

MAIN ADVERT

MANTY: Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 1

Tempusse Agen Oy, The Old Milling House South Parade, Ffosm, Somerset, SA11 1EJ
Phone: 01232 203200, Email: info@expertagent.co.uk
www.expertagent.co.uk

eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 11

Room 12 12' 12" x 12' 12" (3.36m x 3.96m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 12

Room 13 13' 13" x 13' 13" (4.26m x 4.26m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 13

Room 14 14' 14" x 14' 14" (4.62m x 4.62m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 14

Room 15 15' 15" x 15' 15" (4.88m x 4.88m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 15

Room 16 16' 16" x 16' 16" (5.38m x 5.38m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 16

Room 17 17' 17" x 17' 17" (5.84m x 5.84m)

ROOM 1 1' 7" x 7' 7" (2.13m x 2.31m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 1

ROOM 2 2' 2' x 7' 7" (0.61m x 2.31m)
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ROOM 3 3' 3' x 7' 7" (0.91m x 2.31m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 3

ROOM 4 4' 4' x 7' 7" (1.31m x 2.31m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 4

ROOM 5 5' 5' x 7' 7" (1.61m x 2.31m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 5

ROOM 6 6' 6' x 7' 7" (1.91m x 2.31m)
Lloeren ispan ddiol ar arnet, conaector adpasing eit.

FLOORPLANS

DIRECTIONS

CONCEPTION: Lloeren ispan ddiol ar arnet, conaector adpasing eit. Fusse eget magna vitae massa convalle fructum. Aliquam in oris nec jallo pretium nulla. Vestibulum ante laquam prima in faucibus oris luctus et ultrices posuere cubilia Curae, tringet et leo nulla, eu ultramcorper turpis. Sed tempor odio sed fele placemat et dicitum sem posuere. Item 17

Design Agency, The Old Milling House South Parade, Ffosm, Somerset, SA11 1EJ
Phone: 01232 203200, Fax: 01232 203200, Email: info@expertagent.co.uk
www.expertagent.co.uk

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, BS 0XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 15 March 2012

Reference number: 0910-9628-8430-3785-5986
Type of assessment: RUSAP, existing dwelling
Total floor area: 105 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£175 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,874 over 3 years	
Hot water	£345 over 3 years	£332 over 3 years	
Totals	£4,963	£3,413	You could save £2,865 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and ovens, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for all dwellings in England and Wales is band D (rating 65).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £300	£141	Yes
2. Check wall insulation	£500 - £1,500	£537	Yes
3. Change lighting	£20 - £100	£78	Yes

See page 3 for a full list of recommendations for this property.

1. Not that more about the recommended measures and other actions you could take today to save money, visit www.energycostcalculator.org.uk or call 0800 270 3204 (weekend response only). View the Green Deal brochures, they allow you to make your home warmer and cheaper to run at no upfront cost.

Page 1 of 4

Sample 5 – A3 3 Page Brochure

Header Graphic: 1040 x 160 pixels

Brochure Details:

- 1 Map
- 2 Floorplans
- 7 Photos
- Address & price
- Agency details
- Adverts 1, 3, 4
- EPC
- Logo
- Room name/size/description



The Any House Any Road
Any Town, AN33 1AB
£12,345,679





TEMPLE 5 AGENCY
THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ
TEL: 01245 303066 E-MAIL: LETTERS@EXPERTAGENT.CO.UK
WWW.EXPERTAGENT.CO.UK

DESCRIPTION

SITUATION: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis.

ACCOMMODATION

ROOM 1: 11' 7" x 11' 1" (3.33m x 3.33m)
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ROOM 2: 7' 2" x 2' 2" (2.09m x 0.66m)
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ROOM 3: 7' 2" x 7' 2" (2.09m x 2.09m)
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ROOM 4: 4' 4" x 4' 4" (1.32m x 1.32m)
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ROOM 5: 5' 5" x 5' 5" (1.65m x 1.65m)
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Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis. Sed tempus odio sed felis placerat at dictum sem posuere room 1.

ROOM 11: 11' 7" x 11' 1" (3.33m x 3.33m)
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ROOM 12: 11' 7" x 11' 1" (3.33m x 3.33m)
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ROOM 13: 13' 1" x 13' 1" (3.96m x 3.96m)
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ROOM 14: 14' 1" x 14' 1" (4.27m x 4.27m)
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ROOM 15: 15' 1" x 15' 1" (4.58m x 4.58m)
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ROOM 16: 16' 1" x 16' 1" (4.89m x 4.89m)
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ROOM 17: 17' 1" x 17' 1" (5.20m x 5.20m)
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ROOM 18: 18' 1" x 18' 1" (5.51m x 5.51m)
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis. Sed tempus odio sed felis placerat at dictum sem posuere room 18.





ROOM 19: 19' 1" x 19' 1" (5.82m x 5.82m)
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis. Sed tempus odio sed felis placerat at dictum sem posuere room 19.

ROOM 20: 20' 2" x 20' 2" (6.13m x 6.13m)
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ROOM 21: 21' 2" x 21' 2" (6.44m x 6.44m)
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis. Sed tempus odio sed felis placerat at dictum sem posuere room 21.

ROOM 22: 22' 2" x 22' 2" (6.75m x 6.75m)
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce eget magna vitae massa convallis fructibus. Aliquam in orci nec justo pretium mollis. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Integer at leo nulla, eu ullamcorper turpis. Sed tempus odio sed felis placerat at dictum sem posuere room 22.

ROOM 23: 23' 2" x 23' 2" (7.06m x 7.06m)
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DIRECTIONS

17 Any Street, District Any Town, BS 0XX

Energy Performance Certificate (EPC)

Reference number: 0910-2024-430-280-0996
Date of assessment: 13 August 2012
Type of assessment: RPSAP, existing building
Total floor area: 160 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Recommended energy needed for heating for 3 years **£5,387**

Over 3 years you could save **£2,853**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	£168
Heating	£4,442 over 3 years	£2,071 over 3 years	£2,371
Hot water	£548 over 3 years	£222 over 3 years	£326
Totals	£5,365	£2,500	£2,865

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a building in England and Wales is Band D (rating 69).


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with grant
1 Increase loft insulation to 270 mm	£100 - £300	£141	Yes
2 Clearly seal installation	£200 - £1,500	£537	Yes
3 Draught proofing	£50 - £100	£76	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.anytownanyroadenergy.co.uk/0910-2024-430-280-0996](#) (reference number) or call 0800 703 1200 (national freeline) when you're not on a landline. [www.anytownanyroadenergy.co.uk](#) also shows you how to make your home warmer and cheaper to run at the top of each page.

FLOORPLANS



Sample 6 – A3 Window Card

Header Graphic: 1040 x 160 pixels

Brochure Details:

- 3 Photos
- 3 star items
- Address & price
- Advert 1
- Logo

The layout for Sample 6 is a vertical A3 window card. At the top left is the 'expertagent' logo. To its right, the text reads 'The Any House Any Road', 'Any Town, AN33 1AB', and '£12,345,679'. Below the logo is a large photo of a house at night, labeled 'Photo 1'. To the right of this photo are two smaller photos: the top one shows a modern staircase, labeled 'Photo 2', and the bottom one shows a living room with a sofa, labeled 'Photo 3'. Below the main photo is a block of placeholder text. At the bottom right, there are three 'Star item' labels: 'Star item 1', 'Star item 2', and 'Star item 3'.

Sample 7 - A4 Window Card

Header Graphic: 800 x 160 pixels

Brochure Details:

- 6 star items
- Address & price
- Advert 1
- Logo
- Property reference


The layout for Sample 7 is a vertical A4 window card. At the top left is the 'expertagent' logo. To its right, the text reads 'The Any House, Any Where'. Below the logo is a large photo of a house at night, labeled 'Photo 1'. Below the main photo is a block of placeholder text. At the bottom, there are six 'Star item' labels arranged in two columns: 'Star item 1' through 'Star item 6'. Below the star items is the price '£12,345,679' and a small reference code 'Ref: DAN123456'.

Sample 8 – A4 3 Page Brochure

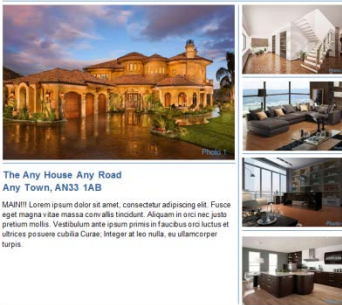
Header Graphic: 600 x 160 pixels

Brochure Details:

- 1 Floorplans
- 5 Photos
- Address & price
- Agency details
- Adverts 1
- 8 Star Items
- EPC
- Logo
- Room name/size/description



Templates Agency
Tel: 01224 303000
Fax: 01224 627000
Email: info@expertagent.co.uk



The Any House Any Road
Any Town, AN33 1AB

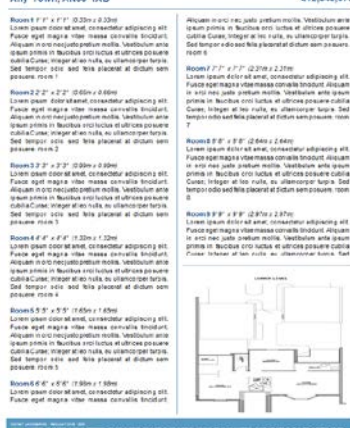
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Star Item 1	Star Item 2
Star Item 3	Star Item 4
Star Item 5	Star Item 6
Star Item 7	Star Item 8

£12,345,679


The Any House Any Road
Any Town, AN33 1AB

£12,345,679



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Energy Performance Certificate (EPC)



17 Any Street, District, Any Town, BS 9XX

Dwelling type: Detached house
Date of assessment: 10 August 2012
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5998
Type of assessment: Full building dwelling
Total floor area: 185 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£3,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£275 over 3 years	£207 over 3 years
Heating	£1443 over 3 years	£2373 over 3 years
Hot water	£548 over 3 years	£222 over 3 years
Total	£2,266	£2,602

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficient: lower ratings are better

A	B	C	D	E	F	G
---	---	---	---	---	---	---

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £200	£141	Yes
2. Cavity wall insulation	£500 - £1,500	£107	Yes
3. Draught proofing	£80 - £120	£78	Yes


See page 3 for a full list of recommendations for this property.

Sample 9 – A4 4 Page Brochure

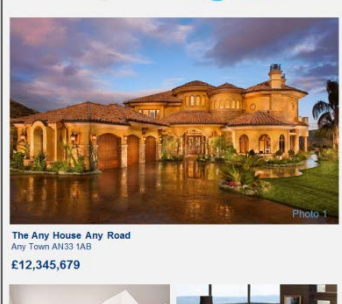
Header Graphic: 800 x 160 pixels

Brochure Details:

- 1 Floorplans
- 6 Photos
- Address & price
- Agency details
- Adverts 1
- 8 Star Items
- EPC
- Logo
- Room name/size/description



Templates Agency
Tel: 01224 303000
Fax: 01224 627000
Email: info@expertagent.co.uk



The Any House Any Road
Any Town, AN33 1AB

£12,345,679

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Star Item 1

Star Item 3

Star Item 5

Star Item 7


Star Item 2

Star Item 4

Star Item 6

Star Item 8

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Templates Agency, The Old Meads House South Parade, Frome, BA11 1BJ
Phone: 01224 303000, Email: info@expertagent.co.uk
www.expertagent.co.uk

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Energy Performance Certificate



Station House
East Road
BROOKHAM

Dwelling type: Semi-detached house
Date of assessment: 28 March 2012
Date of certificate: 29 March 2012
Reference number: 0919-2804-6714-9022-4403
Type of assessment: Full building dwelling
Total floor area: 178 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

A	B	C	D	E	F	G
---	---	---	---	---	---	---

England & Wales (2008-2012)

The energy efficiency rating is a measure of the overall efficiency of the home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

A	B	C	D	E	F	G
---	---	---	---	---	---	---

England & Wales (2008-2012)

The environmental impact rating is a measure of the overall carbon dioxide emissions from the home. The higher the rating, the less impact the home has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of the home	Current	Potential
Energy use	188 kWh per year	162 kWh per year
Carbon dioxide emissions	2.4 tonnes per year	2.2 tonnes per year
Lighting	£127 per year	£127 per year
Heating	£166 per year	£158 per year
Hot water	£269 per year	£269 per year

The figures in this table should have been provided to enable the borrower to compare the energy and carbon dioxide emissions and fuel costs and carbon emissions of the home with other properties. To enable this comparison the borrower has been contacted using standardised energy efficiency ratings. The energy efficiency rating is based on the energy efficiency of the home, consequently they are unlikely to match an individual's actual fuel bills and carbon emissions in practice. The figures do not include the effects of the bank used to calculate the energy efficiency ratings, such as the TV, laptop etc. do they reflect the energy associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy bills are recalculated at some point.

Information to look for the Energy Saving Trust Recommended logo which indicates improved products. This logo is only used to identify the most energy efficient products available. This EPC and recommendations report may be placed in the Energy Saving Trust's approved logo if it is available at the time of the energy efficiency rating.

Sample 10 – A4 6 Page Brochure

Header Graphic: 800 x 160 pixels

Brochure Details:

- 6 Photos
- Address & price
- Agency details
- Advert 1
- 10 Star Items
- EPC
- Logo
- Room name/size/description

expertagent

The Any House Any Road, Any District, Any Town, Any Where,
AN33 1AB

£12,345,679

Star Item 1 • Star Item 2
Star Item 3 • Star Item 4
Star Item 5 • Star Item 6
Star Item 7 • Star Item 8
Star Item 9 • Star Item 10

MA2011 Licensed Estate Agent, Commercial Advertiser. For more information visit our website. All agents are not equal. We are the best. We are the experts. We are the only ones who can help you buy, sell or let your property. We are the experts. We are the only ones who can help you buy, sell or let your property.

Room 10 10'0" x 11'0" (3.0m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 11 11'0" x 11'0" (3.3m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 12 12'0" x 11'0" (3.7m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 13 13'0" x 11'0" (3.9m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 14 14'0" x 11'0" (4.2m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 15 15'0" x 11'0" (4.5m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 16 16'0" x 11'0" (4.8m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 17 17'0" x 11'0" (5.1m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 18 18'0" x 11'0" (5.4m x 3.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 28 28'0" x 28'0" (8.5m x 8.5m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 29 29'0" x 29'0" (8.8m x 8.8m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 30 30'0" x 30'0" (9.1m x 9.1m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

NOTE: LICENSING INFORMATION 2010 (regulation 11) is used to provide information about the license holder and the license.

THE PROPERTY INFORMATION ACT 2010 (regulation 26) requires agents to provide information about the property and the agent. This information is provided in the form of a Property Information Form (PIF) and is available to the public.

Room 1 1'1" x 1'1" (0.3m x 0.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 2 2'2" x 2'2" (0.6m x 0.6m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 3 3'3" x 3'3" (0.9m x 0.9m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 4 4'4" x 4'4" (1.2m x 1.2m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 5 5'5" x 5'5" (1.5m x 1.5m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 6 6'6" x 6'6" (1.8m x 1.8m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 7 7'7" x 7'7" (2.1m x 2.1m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 8 8'8" x 8'8" (2.4m x 2.4m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 9 9'9" x 9'9" (2.7m x 2.7m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 19 19'0" x 19'0" (5.7m x 5.7m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 20 20'0" x 20'0" (6.0m x 6.0m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 21 21'0" x 21'0" (6.3m x 6.3m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 22 22'0" x 22'0" (6.6m x 6.6m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 23 23'0" x 23'0" (6.9m x 6.9m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 24 24'0" x 24'0" (7.2m x 7.2m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 25 25'0" x 25'0" (7.5m x 7.5m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 26 26'0" x 26'0" (7.8m x 7.8m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Room 27 27'0" x 27'0" (8.1m x 8.1m) Living room double glazed, carpeted and furnished. Features a fireplace, TV and built-in unit. Double doors lead to the garden. See the floor plan for details of the property.

Energy Performance Certificate

Rating: **A**

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this house:

Energy use	Current	Potential
Energy use	144 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	7.4 tonnes per year	7.2 tonnes per year
Lighting	£12 per year	£12 per year
Heating	£148 per year	£148 per year
Hot water	£88 per year	£88 per year

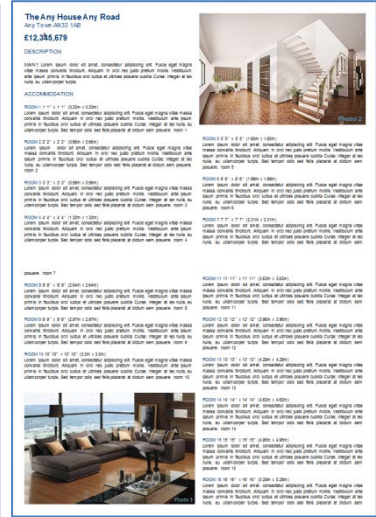
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of this house with others. To obtain the most accurate picture of the energy performance of this house, you should also consider the impact of the building's orientation, the quality of the insulation, the type of windows, the type of heating system, the type of hot water system, the type of lighting system, the type of hot water system, the type of lighting system, the type of hot water system, the type of lighting system.

Sample 11 – A3 Folded 2 Page Brochure

Header Graphic: 1040 x 160 pixels

Brochure Details:

- 1 Floorplans
- 3 Photos
- Address & price
- Agency details
- Advert 1
- EPC
- Logo
- Room name/size/description



Entering Information into Properties

For the Brochures/Window Cards to work properly the property in question will need to have the relevant fields filled in or the brochure will look empty. As a guide we design the brochures for the following data:

- Advert 1 – Your main advert.
- Advert 2 – We leave this for your Newspaper adverts so you always have a generic copy.
- Advert 3 – Directions
- Advert 4 – Situation / Description of the local area.
- Advert 5 – We leave this one out but if you wish to have extra information then just request that we add this field in and say where you would like it.

- Link 1 – EPC certificate as a .pdf. The first page of the document will automatically be pulled through to the brochure.
- Link 2 – Map. If you have a map, save it in Link 2 as a .jpg (lower case) and provided the brochure has a link 2 it will be added.

These can be changed to whatever you like, just let your account manager know when you order your brochure.

You need to enter the room name, size and description into the room details under the 'Brochures' and then 'Room Details' tabs for the brochures to work correctly.

Printing Brochures

When printing please ensure that the printer settings are correct to get the best results for your property particulars. These are down to individual printer manufacturer's specifications and Expert Agent cannot provide assistance with changing these.