



CA MLS Addendum for all BLB Resources, Inc. HUD Homes

FHA CASENO. 048-481637

15957 Randall Avenue Unit 6, Fontana, CA 92335

- HUD Home, sold "AS IS" by electronic bid only.
- For property conditions, forms, disclosures and availability, please visit www.HUDHomestore.com.
- BLB Resources makes no warranty as to current or future existence of mold in this property and is not liable for the potentially harmful effects thereof.
- **For additional forms, updates, step-by-step videos & free photo list, please visit www.BLBResources.com**
- Buyer to verify all information. Room sizes are approximate.
- HUD Homes are sold "**As-Is**" and no repairs may be done at any time prior to close of escrow (COE). Purchaser may not occupy, rekey, or make repairs/ improvements to the property until COE, **even** if this is a lender requirement. If BLB Resources discovers that repairs were completed prior to COE, it can be grounds for termination of the transaction including forfeiture of the EMD in favor of the Seller.
- Properties that are listed as **IN** and **IE** are available exclusively for owner occupant, nonprofit and government agency bidders for the first 30 days on the market. Please note **the initial bid review is on the 11th day of listing**. All bids received during the first 10 days are opened and reviewed simultaneously on the 11th day. If no acceptable offers are received, bids are reviewed on a daily basis (Monday – Friday) until the exclusive 30 day owner occupant period expires. Properties are then available for all bidders, with bids reviewed daily (Monday – Friday).
- Properties listed as **UI** or **UK** are available exclusively for owner occupants for the first 5 days on the market, with all **bids** received during this period opened and **reviewed** simultaneously **on the 6th day**. If no acceptable bids are received, the properties are then available for all bidders, with bids reviewed daily (Monday – Friday).
- California State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, *or an attached garage*, etc., **but seller (HUD) is exempt from this requirement as a Federal Entity**.
- **HUD REO properties with pools are not to be filled at any time**. If the loan underwriter requires the pool to be filled and tested prior to close of escrow, HUD directive states that the lender is to obtain an "as is" statement from the buyer accepting the pool in "as is" condition. If the underwriter will not accept this method, the transaction must be cancelled.
- Please be aware that the purchase price for all financed transactions must be supported by the FHA "as-is" appraised value of the property. If a purchaser's bid is accepted, and their bid amount is in excess of the FHA "as-is" appraised value, **the purchaser must then pay the difference between the bid amount and the appraised value in cash**. Please find more info regarding this topic, by reviewing the "Important Info about Overbidding and Escrow Repairs" link found under the "Agent Resources" section on our website: www.blbresources.com.



- **Disclosures/ Repairs –**
- State law requires Carbon Monoxide Detectors be installed for properties having combustible fuel heaters furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity.
- Property is NOT located in a FEMA Special Flood Hazard Area but is located in close proximity to a Special flood Hazard Area. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance.
- Repairs- Missing Carbon Monoxide detectors,
- HOA Association fee of \$125.00 Monthly: Apple Pointe HOA
- Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.

All HUD sales contracts ratified on or after March 8th, 2013 will be subject to the “Buyer Select” closing agent program. The buyer will have to choose their own escrow company. HUD will no longer pay for the escrow fee, which will be a buyer expense. Please note Lines 3 and 9 of the HUD-9548 Sales Contract must be filled in with the name of the escrow company selected by the buyer.

The “Buyer Select” closing agent program will only affect the following Southern California Counties. The property must be located in one of the following counties to participate in this program.

- **Imperial, Los Angeles, Orange, Riverside, San Diego, San Bernardino, Santa Barbara, Ventura**

The selling agent will be required to complete an addendum providing the name and contact information of the selected escrow company. This addendum must be submitted with the contract package at the time of bid acceptance.