



**IMPORTANT INFORMATION REGARDING PROPERTIES BEING SOLD BY OCWEN LOAN SERVICING.**

1. This is a limited service REO listing and the Seller will only review Offers and Back-up Offers submitted online at [www.Hubzu.com](http://www.Hubzu.com). No Faxed or Emailed offers will be reviewed.
2. Please view the property's detail page at Hubzu.com prior to showing.
3. The Seller provides access using a door-installed, combination deadbolt on all of their properties. The combination to the deadbolt is located inside the Supra. Access codes can also be obtained from the seller directly through Hubzu.com. Call 866-952-6514 for access issues.
4. The Seller's website provides up to the minute status on the availability of the property. Please check status at [www.Hubzu.com](http://www.Hubzu.com) where the status is kept in real-time. If you can still submit, it is still available. When applicable, you can see the current high offer there as well.
5. This is a strict As-Is sale and no repairs will be completed by the seller nor will the buyer be allowed do repairs during escrow. Buyer and buyer's agent must determine whether the property will qualify for whatever type of financing the buyer may be considering. The Seller IS NOT required to make any lender or appraiser required repairs.
6. There is a \$299.00 Web Technology fee (WTF) charged to a buyer that purchases a property through the Hubzu.com technology platform. The WTF is paid to Hubzu.com by the buyer. This \$299.00 fee helps cover the cost of providing the Hubzu.com technology platform and is additional to the purchase price of the property.
7. If the property is under Timed Limited bidding, meaning the seller will entertain offers until a predetermined time and date, there will be a buyer paid, 5% Buyer's Premium associated with the purchase. This is a fee the buyer must pay at closing in addition to the purchase price. Please see the seller's designated website at [www.Hubzu.com](http://www.Hubzu.com) for further information.
8. If the property is under Timed Limit Bidding, the Seller will not offer any loan contingency period or inspection contingency period.
9. If any of the property's utilities are not active before the ratified date of the Purchase and Sale Agreement of the property and the buyer requires them for any inspection of the property, the buyer must activate the necessary utilities at buyer's expense. **Seller will not activate water.** An Air Pressure test can be conducted to check the integrity of the plumbing systems.
10. These are limited service listings and the Buyer and Buyer's Agent will be dealing with the Seller and the Seller's asset management team directly.
11. Prior to submitting an offer, please review associated documents on Hubzu.com under the "Documents" tab of each listing including a sample of the purchase agreement.
12. Commission is based on final contractually agreed upon sales price.
13. Buyer will be responsible for paying the amount of transfer or excise tax.
14. Buyer will be responsible for obtaining HOA Resale Cert (if applicable).
15. There are no Investor restrictions for submitting offers.