

# Property Disclosure and Repair Information

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**FHA Case Number:** 048-433917

**Insurability:** IE (Insurable with Repair Escrow)

**Property Address:** 1250 S Brookhurst St  
Anaheim, CA 92804

**HOA Dues:** \$300.00

## MPR Property Repairs

Exterior: Stucco chipping and peeling and needs patch/paint. Condo built in 1971

Exterior: Wood dry wrought, need repair/prep and paint balcony

Exterior: Install deadbolt lock on front door

Interior: Install carbon monoxide detector in hallway

Interior: Install smoke detectors in each bedroom

## Non-MPR Property Repairs

NON-MPR - Interior: Turn on all appliances

NON-MPR - Interior: Shampoo/clean carpet throughout

NON-MPR - Interior: Repair/Replace bathtub stain/damage -cosmetic item

## Property Disclosures

Property built before 1978 - Lead Based Paint addendum required

All showings are subject to the states COVID-19 orders, recommendations, guidance, MLS board guidelines, and all CDC and local health

Property is being sold in As-Is condition, but if any personal property item is present. it may or may not be removed prior to closing of sale.

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

Property is NOT located in a FEMA Special Flood Hazard Area. It is the buyers responsibility to verify additional information regarding flood zones and insurance.

Property has an HOA: Brookhurst Village, 23172 Plaza Point Dr #130, Laguna Hills, Ca 92653, PH: (714) 535-5888, Email: brookhurstvillage@gmail.com

\*\*\*Final repair escrow cost estimates to be determined by the buyer's appraisal\*\*\*

## General Disclosures

**All HUD Homes are sold in their AS-IS condition:** HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. **FOR YOUR PROTECTION GET A HOME INSPECTION**

Permission to activate utilities for purposes of the home inspection may be requested from the HUD Field Service Manager after the HUD-9548 sales contract is executed by the seller. Fees for activation may apply.

Properties being purchased with FHA insured financing will require a termite inspection and possible treatment. Should the purchaser elect to change their financing to a type other than FHA insured **AFTER** the inspection and/or treatment has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection and treatment prior to closing.

Properties built prior to 1978 and being purchased with FHA insured financing will require a lead-based paint inspection and possible stabilization. Should the purchaser elect to change their financing to a type other than FHA insured **AFTER** the inspection and/or stabilization has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection ,stabilization and clearance letter prior to closing.

This information is accurate based on the data available at the time of listing, and is deemed reliable but not guaranteed. All information should be independently verified.