

# Property Disclosure and Repair Information

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**FHA Case Number:** 048-433432

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

**Property Address:** 12666 Lucero  
Victorville, CA 92392

| <b>MPR Property Repairs</b>    |
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| REPLACE CO AND SMOKE DETECTORS |
| Replace Dishwasher             |

| <b>Property Disclosures</b>  |
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| Property has no HOA  |
| 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.   |
| Insurable With Repair Escrow: Less Than \$10,000 in Estimated MPR Repairs  |
| ***Final repair escrow cost estimates to be determined by the buyer's appraisal***   |

| <b>General Disclosures</b>   |
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| <b>All HUD Homes are sold in their AS-IS condition:</b> HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. <b>FOR YOUR PROTECTION GET A HOME INSPECTION</b>   |
| 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 <b>AFTER</b> 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. |