

Property Disclosure and Repair Information

FHA Case Number: 197-956126

Insurability: IN (Insurable)

Property Address: 2341 Rosewood Aven
Lancaster, CA 93535

MPR Property Repairs

None Noted.

Non-MPR Property Repairs

Peeling paint

Repair damaged wall

Property Disclosures

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 no HOA

Insurable

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.