

Property Disclosure

Case Number: 048-432359

Insurability: Insurable with Repair Escrow (IE)

Property Address: 16924 Crestview Dr
Victorville, CA 92395

MPR Property Repairs

Repair / Replace Electrical System (Missing Components)

Repair / Replace Exterior Exposed and Damaged Wood

Repair / Replace Window

Repair / Replace Kitchen Sink

Repair Water leak above Furnace and provide Roof Certification

Repair / Replace Drywall and Ceilings

Property Disclosures

The subject has a solar panel system to supplement electrical service. It is unknown if they are leased or owned and if the previous owner had a loan, specifically on the solar panels - Buyer to complete their due diligence and gather all information on this property.

Property has a Shed/ Storage Building

Property does not have a Homeowners Association (HOA).

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

Roof inspection is recommended

Property is listed as Insurable with Repair Escrow (IE): Less then \$10,000 in Estimated MPR Repairs - Final repair escrow amount 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.