Property Disclosure

Case Number: 194-210287

Insurability: Uninsurable (UI)

Property Address: 74146 De Anza Way
Palm Desert, CA 92260

MPR Property Repairs
Repair / Replace Damaged / Missing Bath and Kitchen Cabinets
Repair / Replace Exterior Stucco, Trim, Soffit and Fascia
Repair / Replace HVAC System (Missing Components)
Repair / Replace all Missing/Damaged Light Fixtures
Reconvert Casita back to Garage

Property Disclosures
Per the city of Palm Desert parking requirements, single-family residential properties require a minimum of two off-street parking spaces located inside a covered garage or carport. As such, it is very unlikely that the garage conversion was permitted Buyers are strongly encouraged to conduct their own due diligence and obtain all pertinent information regarding the property, including but not limited to financing requirements, insurability, property condition, and any other factors that may affect their purchase decision. The property is being sold as-is, and buyers should verify all information to their satisfaction prior to submitting an offer
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 does not have a Homeowners Association (HOA).
Property built before 1978 - Lead Based Paint addendum required
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.
Property is listed as Uninsurable: Estimated MPR Repairs Exceed $10,000

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.