Before You Bid

Instructions for Agents

Accepted Offers

If your offer is accepted you will have **two (2) business days** to complete the Bid Checklist on HUDHomeStore.gov and ensure the Selling Broker, Purchaser(s), and Buyer-Selected Closing Agent execute the HUD DocuSign Contract Package.

Selling Agents should have the following documents and decisions finalized before submitting a bid on HUDHomeStore.gov.

Selection of Buyer Select Closing Company (BSCA)

The purchaser(s) must designate a closing company (title, escrow, or attorney). If the selected company is not registered with HUD or has expired documents, the following must be uploaded to the Bid Checklist:

- Valid State License
- Closing Protection Letter / Errors and Omissions Insurance

Earnest Money Deposit (EMD)

The EMD must be submitted as a certified check or money order payable to the selected closing company to the Listing Broker. The Listing Broker will then sign the Earnest Money Confirmation Receipt, which must be uploaded to the Bid Checklist.

- $500 for properties with a purchase price of $50,000 or less
- $1,000 for properties with a purchase price over $50,000
- $2,000 for properties with a purchase price over $250,000
- Vacant Lots: 50% of the purchase price

Proof of Financing

For Financed Purchases: A pre-approval letter from a lender dated within 30 days of the accepted offer specifying the pre-approval amount and financing type.

For Cash Purchases: Bank statement dated within 30 days of the accepted offer demonstrating sufficient funds to cover the purchase price and closing costs.

IRS Employer Identification Number (EIN) Letter

Required if the purchaser is a business entity.

Property Disclosure

Case Number:	194-217371	Insurability:	Insurable with Repair Escrow (IE)
Property Address:	31306 Cir View Dr Running Springs, CA 92382		

MPR Property Repairs
Repair / Replace Exterior Exposed and Termite Damaged Wood
Repair / Replace Exterior Siding, Trim, Soffit and Fascia

Property Disclosures
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 has a Shed/ Storage Building
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.

Property Condition Report

Case Number:	194-217371	**Contract Area:**	5S
Current Step:	1c-Ready to Show Condition	**Address:**	31306 CIR VIEW DR
Step Date:	07/20/2026	**City, St Zip:**	RUNNING SPRINGS, CA 92382-0000
HOC:	Santa Ana		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner: **--Heating/Furnace:** **--HVAC System Duct:**	**OK** **OK** **OK**	**HVAC tested and functional?:**	Yes	Generator/220 plug/breaker panel
Electrical Wiring: **--Other:** **--Other:**	**OK** **OK** **OK**	**Electric supply tested and functional?:**	Yes	Continuity test shows no damages in electrical paths
Stove/Range/Oven: **--Kitchen Cabinets:** **--Other:**	**OK** **OK** **OK**	**Built-in appliances tested and functional?:**	Yes	Generator/220 plug/breaker panel
Plumbing: **--Sink:** **--Other:**	**OK** **OK** **OK**	**Water supply tested and functional?:**	Yes	Pressure test pass
Water Heater:	**OK**	**Water heater functional?:**	Yes	Inspected HWH components pass no deficiencies found
Sewer/Septic System: **--Toilet:** **--Other:**	**OK** **OK** **OK**	**Sanitary & plumbing system functional?:**	Yes	Pour Water/Antifreeze in Drains pass
Roof: **--Other:**	**OK** **OK**	**Roofing in acceptable condition?:**	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents all pass no deficiencies found

Property Disposition Program
LEAD-BASED PAINT DISCLOSURE ADDENDUM TO SALES CONTRACT

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0306
(Expires 01/31/2027)

SELLER HAS NO PERTINENT RECORDS

Public reporting burden for this collection of information is estimated to average 24 minutes each for the Purchaser and the Broker, including the time for reviewing instructions, searching existing data sources. Gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2502-0306. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required to administer the HUD Lead Disclosure Rule (24 CFR Part 35). If this information were not collected, HUD would not be able to administer the Property Disposition Sales Program properly to avoid waste, mismanagement, and abuse. The information will be retained by the Department as part of the transaction record for a property disposition action. Failure to provide this information could affect your participation in the HUD Homes program. Responses will not be held confidential.

Warning: Falsifying information on this or any other form of the Department is a felony. It is punishable by a fine not to exceed $250,000 and/or a prison sentence of not more than two years. Failure to adhere to the residency and resale requirements may result in administrative sanctions being taken against the purchaser.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. No assurance of confidentiality is pledged to respondents.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

SELLER HAS NO RECORDS OR REPORTS PERTAINING TO LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Case #: ______________________________
Property Address: ______________________________
____
____

Lead Warning Statement

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in HUD's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Inspection Contingency

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Purchaser has a contingency period that expires fifteen (15) calendar days from the date the contract is accepted by HUD to conduct at the Purchaser's expense, an independent lead-based paint inspection visual assessment for deteriorated paint or risk assessment. The Purchaser may withdraw from the contract by providing written notice of withdrawal on or before the contingency expiration date (as evidenced by the postmark on the Purchaser's notice of withdrawal). The Purchaser will be entitled to a refund of earnest money only if the Purchaser obtains an independent lead-based paint inspection or risk assessment performed by a Certified Lead-Based Paint Inspector or Risk Assessor, and the Purchaser provides HUD with a copy of the inspection report.

Financing Type (Selling Broker to initial applicable clause)

______ No FHA Financing of Property constructed Prior to 1978: The purchase of this property is not being financed with an FHA insured loan. The Purchaser has an inspection contingency that expires 15 days from the date of the Purchaser's signature below. The property is being sold as is with respect to all conditions including, subject to the above contingency, the potential presence of lead-based paint and/or lead-based paint hazards.

_____ Any FHA Financing Except 203(k): This property is being sold subject to FHA insured financing under any program other than a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the inspection report to the Selling Broker by overnight delivery service along with a paint stabilization plan and cost estimate if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate.

If deteriorated lead-based paint was identified in the Report, HUD will only perform stabilization if the cost estimate is $4000.00 or less. If the cost estimate is greater than $4000.00, HUD at its sole discretion may: (1) cancel the sales contract, or (2) allow the purchaser to amend the contract financing to FHA 203k or conventional. In the event that HUD cancels the sale, the purchaser will be entitled to a 100% refund of earnest money.

If the cost estimate is $4000.00 or less and the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to HUD of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date the contract is accepted by HUD or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the inspection Report and the Purchaser does not exercise its option to withdraw from the sales contract, HUD will stabilize the deteriorated lead-based paint in accordance with the stabilization plan and obtain lead clearance by the close of the escrow period or any extensions thereof.

_____ FHA 203(k) Financing: This property is being sold subject to a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the Report to the Purchaser by overnight delivery service along with a lead-based paint stabilization plan if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate. If the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to the Seller of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date of the Purchaser's signature below, or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the Report and the Purchaser does not exercise its option to withdraw from the sale contract, the Purchaser shall stabilize the deteriorated lead based paint as part of its work plan for the property rehabilitation and shall obtain lead clearance before occupancy. Purchaser shall complete the 203(k) Rehabilitation Financing Lead Agreement form HUD-9548-G.

Purchaser Acknowledgement (initial)

______ Purchaser has received the EPA-approved pamphlet "Protect Your Family from Lead in Your Home."

_____ Purchaser has received a 15-day opportunity to conduct a inspection or risk assessment for the presence of lead-based paint and/or lead-based paint hazards.

Selling Broker Acknowledgement (initial)

______ Selling Broker is aware of his/her responsibility to ensure compliance with the 42 U.S.C. 4852d.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____________________________ (Purchaser) ___________, 20 ____ (date)

_____________________________ (Co-Purchaser) ________, 20 ____ (date)

_____________________________ (Selling Broker) _______ , 20 ____ (date)

_____________________________ (Seller) _____________ , 20 ____ (date)

194-217371

ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

FHA CASE NUMBER: 194-217371

PROPERTY ADDRESS: 31306 Circle View Dr, Running Springs, CA 92382

COMPLIANCE FINDINGS	SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION	
Property ☐ is ☒ is not listed on the National Register of Historic Places.	Checked National Register of Historical Places
Property ☐ is ☒ is not located in an Historical District.	Checked National Register of Historical Places
Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.	
2. FLOODPLAIN	
Property ☐ is ☒ is not located within the 100-year floodplain (Zones A & V).	Panel #:
	Map #: 06071C8000H
Note: Flood insurance may be required.	Date of Map: 08/28/2008
3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)	
Property ☐ is ☒ is not located within boundary of runway zones.	
If so,	Property not within 3,000 feet of the runway clear zone.
** has the airport operator declined to acquire the property? ☐ Yes ☐ No	
** a signed disclaimer is required (24 CFR Part 51D).	

4. SUMMARY

Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES

The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

Preparer: Dimitria Sanchez D Sanchez	Title: Appraiser	Date: 07/28/2026
Supervisor:	Title:	Date: