

Property Disclosure and Repair Information

FHA Case Number: 197-359684

Insurability: UI (Uninsurable)

Property Address: 22617 K St

Santa Margarita, CA 93453

MPR Property Repairs
CHIPPED PAINT ON EXTERIOR/CORRECT/REPAINT - Property built prior to 1978
NEW FLOORING INTERIOR
Repair plumbing
plumbing fixtures
Repair roof
INTERIOR PATCH AND PAINT
Repair water heater

Property Disclosures
Property built before 1978 - Lead Based Paint addendum required
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.
WATER CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager
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.

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.