# Property Disclosure

Case Number: 023-451492
Property Address: 981 N Sherwood Way
Queen Valley, AZ 85118

Insurability: Insurable with Repair Escrow (IE)

| MPR Property Repairs |
| --- |
| Repair / Replace Exterior Siding, Trim, Soffit and Fascia |

| Property Disclosures |
| --- |
| Property has a Shed/ Storage Building |
| 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 serviced by a Non-Public Utility: Septic |
| 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.*