Property Disclosure

Case Number:	023-972398	Insurability:	Insurable with Repair Escrow (IE)
Property Address:	3154 E Morenci Rd San Tan Valley, AZ 85143	HOA Dues: Period:	$96.00 Monthly

MPR Property Repairs
Repair / Replace Damaged Cabinets
Repair / Replace Interior Trim and Baseboards
Repair / Replace Doors, Trim, Thresholds and Jambs
Repair / Replace Electrical System (Exposed Electrical)
Repair / Replace Smoke and CO Detectors

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 has an Homeowners Association (HOA). Copper Basin; Shelly Harvey, 602-674-4355
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.

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.