# Property Disclosure

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| Case Number: | 023-989359 | Insurability: | Insurable with Repair Escrow (IE) |
| Property Address: | 1895 E Shasta Lake<br>Fort Mohave, AZ 86426 | HOA Dues:<br>Period: | $592.00<br>Annually |

| **MPR Property Repairs** |
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| Repair / Replace Exterior Stucco, Trim, Soffit and Fascia |
| Repair / Replace Doorbell ringer at front door |
| Repair / Replace Drywall and Ceilings |
| Repair / Replace Doors, Trim, Thresholds and Jambs |
| Repair / Replace Plumbing System (Failed Pressure Test) |

| **Property Disclosures** |
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| 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). D&E Management; 928-758-9999 |
| 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. |
| Water can NOT be activated for Purchaser Inspection per HUD Field Service Manager |
| 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** |
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| **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.*