# Property Disclosure

Case Number: 031-570602
Insurability: Uninsurable (UI)
Property Address: 5212 Crescent Dr
North Little Rock, AR 72118

| MPR Property Repairs |
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| Foundation Inspection / Repair |
| Repair / Replace Roof, Flashing, Gutters and Downspouts |
| Repair / Replace Flooring and Sub-floor |
| Repair / Replace Water Heater |
| Repair / Replace Drywall and Ceilings |
| 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 does not have a Homeowners Association (HOA). |
| Property built before 1978 - Lead Based Paint addendum required |
| Possible Structural issues have been reported, a Structural inspection recommended to determine the extent, as well as the cost of needed repairs. Repairs to be addressed by the purchaser after closing at the purchaser's expense - Buyer to complete their due diligence and gather all pertinent information regarding the property that may impact their purchase decision |
| Water can NOT be activated for Purchaser Inspection per HUD Field Service Manager |
| Property is listed as Uninsurable: Estimated MPR Repairs Exceed $10,000 |

| 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.*