Property Disclosure

Case Number:	043-746357	Insurability:	Insurable with Repair Escrow (IE)
Property Address:	20511 Nob Hill Cir Groveland, CA 95321	HOA Dues: Period:	$260.00 Monthly

MPR Property Repairs
Replace Missing / Damaged Range/Oven
Repair / Replace Electrical System (Exposed Electrical)

Property Disclosures
Property serviced by a Non-Public Utility: Propane
Appraisal confirms HUD Tags RAD 1386750A / RAD 1386751B are attached to structure
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). Pine Mountain Lake HOA; Sally Owens, 209-962-8607
Property is a Manufactured Home
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.
The subject has a Solar Panel System to supplement electrical service. It is unknown if they are leased or owned and if the previous owner had a loan, specifically on the solar panels - Buyer to complete their due diligence and gather all pertinent information regarding the property that may impact their purchase decision
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.