Property Disclosure

Case Number:	048-443441	Insurability:	Uninsurable (UI)
Property Address:	391 Montclair Dr Big Bear City, CA 92314	HOA Dues:	$185.00 Period: Monthly

MPR Property Repairs
Replace Woodstove
Repair / Replace Smoke and CO Detectors
Repair / Replace Door and Frame
Repair / Replace Flooring - Exposed Sub-floor

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). Whisper HOA; Customer service, 9095852531
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.
UI and no FHA 203k due to missing exterior HUD tags
Property is listed as Uninsurable: HUD Tags Missing

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.