Property Disclosure

Case Number: 105-305361
Property Address: 202 Zellner Rd
Culloden, GA 31016

Insurability: Uninsurable (UI)

MPR Property Repairs
Repair / Replace Roof, Flashing, Gutters and Downspouts
Repair / Replace Exterior Siding, Trim, Soffit and Fascia
Re-Grade to Direct water from Foundation
Repair / Replace Drywall and Ceilings
Repair / Replace Flooring and Sub-floor
Remove Debris from Site and Crawl Space
Repair / Replace Smoke and CO Detectors
Repair / Replace Plumbing System
Repair / Replace Electrical System
Repair / Replace Exterior Exposed and Damaged Wood

Property Disclosures
Property serviced by a Non-Public Utility: Well and Septic
Appraisal confirms HUD Tags GEO1134962 and GEO1134963 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 does not have a Homeowners Association (HOA).
Property is a Manufactured Home
Property is listed as Uninsurable: Estimated MPR Repairs Exceed $10,000

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.