Property Disclosure

Case Number: 221-669165
Property Address: 412 Manchester Manor Rd
Thibodaux, LA 70301

Insurability: Insurable with Repair Escrow (IE)

MPR Property Repairs
Repair / Replace Plumbing System (Failed Pressure Test)
Repair / Replace Electrical System (Exposed Electrical)
Repair / Replace Exterior Siding, Trim, Soffit and Fascia
Repair / Replace Gutters and Downspouts
Repair / Replace Bathroom Vanity and Fixtures
Repair / Replace Doors, Trim, Thresholds and Jambs
Repair / Replace Drywall and Ceilings

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 does not have a Homeowners Association (HOA).
Property built before 1978 - Lead Based Paint addendum required
Property serviced by a Non-Public Utility: Septic
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
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.