# Property Disclosure

Case Number: 221-683681
Insurability: Uninsurable (UI)
Property Address: 45432 Shadowood Dr
Hammond, LA 70401

| MPR Property Repairs |
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| Repair / Replace Drywall and Ceilings |
| Repair / Replace Doors and Trim |
| Repair / Replace all Missing/Damaged Light Fixtures |
| Repair / Replace Flooring - Exposed Sub-floor |
| Repair / Replace Fencing |
| Remediation of Mold Type Substance |
| Repair / Replace Baseboards and Trim |
| Repair / Replace Damaged Cabinets and Counters |
| Repair / Replace Water Heater |
| Repair / Replace Electrical System ( Exposed Electrical ) |
| Repair / Replace Bathtub and Surround |
| Repair / Replace Bathroom Vanity and Fixtures |

| Property Disclosures |
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| Property is 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 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.*