# Property Disclosure

Case Number: 281-416622
Property Address: 1260 Standard Hill Rd
Vicksburg, MS 39183

Insurability: Uninsurable (UI)

| MPR Property Repairs |
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| Repair / Replace Exterior Siding, Trim, Soffit and Fascia |
| Repair / Replace HVAC System |
| Repair / Replace Electrical System |
| Repair / Replace Plumbing System (Failed Pressure Test) |
| Repair / Replace Water Heater |
| Repair / Replace Flooring and Sub-floor |
| Repair / Replace Drywall and Ceilings |
| Install Permanent Handrails where needed |

| Property Disclosures |
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| Possible Judgement / Lien attached to this property which will need to be addressed by the purchaser after closing at the purchaser's expense. Buyer to complete their due diligence and gather all pertinent information regarding the property, including financing requirements, Insurability, condition, and any other factors that may impact their purchase decision. |
| 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: community water |
| Property serviced by a Non-Public Utility: propane if needed |
| Property serviced by a Non-Public Utility: septic |
| Property has a Shed/ Storage Building |
| Water can NOT be activated for Purchaser Inspection per HUD Field Service Manager |

| 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 |

## General Disclosures

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.*