Property Disclosure

Case Number: 281-472353
Property Address: 256 Walt Culpepper Rd
Laurel, MS 39443

Insurability: Uninsurable (UI)

MPR Property Repairs
Repair / Replace Roof, Flashing, Gutters and Downspouts
Repair / Replace Drywall and Ceilings
Repair / Replace Doors and Trim
Repair / Replace Flooring - Exposed Sub-floor
Replace Missing / Damaged Appliances
Repair / Replace Electrical System (Missing Components)
Mechanical, electrical, and plumbing systems inspections
Repair / Replace Plumbing System (Failed Pressure Test)
Repair / Replace HVAC System (Missing Components)

Non-MPR Property Repairs
Repair / Replace Attic Access

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: Glad Water Works
Property serviced by a Non-Public Utility: Septic System
Property has a Shed/ Storage Building
Water can NOT be activated for Purchaser Inspection per HUD Field Service Manager
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

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.