

Property Listing Disclosure

HUD CASE #:091-577272

PROPERTY ADDRESS:3675 Escambia Ave, Jay, FL 32565



PROPERTY DISCLOSURE

- **Utility Activations (after contract execution):** Must be approved by HUD's Field Service Manager, prior to activation. In cases where plumbing deficiencies exist, approval for water turn-on may be denied.
- **Notice:** Repair or escrow amounts are not a credit from the seller to the buyer. Repair or escrow items represent the minimum property requirements as required by FHA to bring the property into standards that will allow it to meet FHA funding eligibility. All repair costs are financed into the mortgage and are the responsibility of the buyer.
- If the utility service providers have pulled the gas, electric and/or water meter, it is possible that the provider (s) may require a permit prior to re-installation. Please defer to the appropriate utility service providers, if needed.
- Repairs may not be approved or performed prior to closing.

- All properties built prior to 1978 will required a Lead Based Paint Inspection and possible stabilization if FHA financing is used.

- Buyers who change financing from FHA to any other method of financing or case will be responsible for any completed termite and LBP inspections and stabilization.

Appraisal does not note observation of termites. A "Wood-Destroying Insect Infestation Inspection Report" from a certified wood destroying pests pesticide applicator is recommended and must be ordered by the lender. The request should be sent to Atlanta.CustomerService@sageacq.com with Termite Request in the Subject line.

- Disclosure: Possible Mold - HUD does not test for mold. Any bacterial growth or mildew is noted as possible mold.

NOTED PROPERTY REPAIRS

Repair escrow, when applicable, is to be determined by the underwriting mortgagee, per HUD Handbook 4000.1 and ML 2015-17

Repair / Replace Electrical System

Repair / Replace Rotted Wood

NOTE FOR PUERTO RICO AND VIRGIN ISLAND PROPERTIES: In addition to the repairs described above, the Property Condition Report (PCR) might indicate no central HVAC. However, A/C units are not required for residential units in the Islands. Also, appliances like range, refrigerator, microwave and others are not typically included in sales transactions on the Islands. These conditions do not affect the insurability, livability, safety, security and soundness of the subject property.

The accuracy of the listing is deemed reliable, but not guaranteed and should be verified by the prospective buyer.