

Tax Disclosure Tips when Listing a HERO Improved Home on the MLS

What we recommend including in the Realtor Only Remarks on the MLS.

- ✓ Include HERO in "Remarks, Total Tax or Other Taxes" section.
 - Since HERO is a voluntary property tax assessment (added to the tax bill) and not a traditional loan, include additional tax assessment information in Remarks, Total Tax or Other Taxes.
 - If your MLS does not have specific fields for tax assessment information, we suggest you include the following statement in Realtor Only Remarks:
 - "Total property tax amount includes the voluntary HERO tax assessment."
 - We also recommend checking with your broker about the specific requirements for disclosing HERO.
- ✓ List any available product warranty information.
 - Ask the homeowners about any warranty information for products installed through HERO that their contractor may have given them. Keep in mind that not all warranties will transfer to a new homeowner.
- ✓ Highlight all recent upgrades on the house.
- ✓ Provide a summary of any electric and water bill savings in the past 12 months.

The Public Remarks section is a great place
to list the tax related portion of HERO.

**Have more questions about HERO and how it pertains to
Title & Taxes? Contact me today.**



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