# Property Listing Disclosure

**HUD CASE #:** 105-443492

**PROPERTY ADDRESS:** 1104 FAIRINGTON VILLAGE DR

## 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.**
- **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.**
- **Notice: Repair or escrow amounts are not a credit from the seller to the buyer. Repair or escrow items represent the Minimum Property Requirements (MPR) 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.**
- **HUD properties are sold AS-IS and properties requiring less than $10,000 in repairs are eligible for FHA mortgage insurance. Final repair escrow amounts are determined by the lender, not HUD, and financed into the mortgage.**
- ***Repairs may NOT be approved or performed prior to closing.***

## NOTED PROPERTY REPAIRS

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

REPLACE MISSING FLOORING

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 and not guaranteed.**
**Prospective buyers should verify the condition.**