

Property Disclosure and Repair Information

FHA Case Number: 105-214251

Insurability: IE (Insurable with Repair Escrow)

Property Address: 109 Fay St Sw
Rome, GA 30165

MPR Property Repairs
Replace missing floor coverings
Repair HVAC

Property Disclosures
Property built before 1978 - Lead Based Paint addendum required
Insurable With Repair Escrow: Less Than \$10,000 in Estimated MPR Repairs
Final repair escrow cost estimates to be determined by the buyer's appraisal

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 built prior to 1978 and being purchased with FHA insured financing will require a lead-based paint 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.
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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.