

# Property Disclosure and Repair Information

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**FHA Case Number:** 101-983320

**Insurability:** IE (Insurable with Repair Escrow)

**Property Address:** 711 Pine Shadows Dr  
Dallas, GA 30157

| <b>MPR Property Repairs</b>            |
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| Flooring repair, paint, drywall repair |
| Misc siding and trim repair            |
| Address peeling paint                  |
| Repair plumbing                        |

| <b>Property Disclosures</b>  |
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| Property built before 1978 - Lead Based Paint addendum required                    |
| WATER CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager            |
| 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*** |

| <b>General Disclosures</b>   |
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| <b>All HUD Homes are sold in their AS-IS condition:</b> HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. <b>FOR YOUR PROTECTION GET A HOME INSPECTION</b>             |
| 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.