Property Disclosure and Repair Information

FHA Case Number: 512-203430
Property Address: 4741 Rollinghills Rd
Conroe, TX 77303

Insurability: IE (Insurable with Repair Escrow)

MPR Property Repairs
Stained interior walls and ceiling
Missing bathroom mirror &missing electrical outlet covers
Damaged laminate and tile flooring
Missing bathroom sink-MPR item
Plumbing system not functional per PCR- MPR item

Property Disclosures
Property built before 1978 - Lead Based Paint addendum required
Recommended Inspection: Plumbing
Insurable With Repair Escrow: Less Then $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 being purchased with FHA insured financing will require a termite inspection and possible treatment. Should the purchaser elect to change their financing to a type other than FHA insured **AFTER** the inspection and/or treatment has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection and treatment prior to closing.
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.

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.