



## **PLEASE READ THIS ENTIRE FORM**

- ✓ **BEFORE showing a HUD Home you should verify availability on HUD's Site.** "Active" in MLS does NOT guarantee the property is available on HUD's site. To check go to: [www.HUDHomeStore.com](http://www.HUDHomeStore.com) on the Home page in 'Search Properties' enter the Property Case # (*aka* HUD Case #). If the property does NOT pull up that means that HUD has accepted a bid and while it is in this stage HUD will NOT allow new bids to be placed.
- ✓ **UTILITIES.** HUD Homes do NOT have utilities on. Only show during daylight hours & do not use the bathroom (no water). Permission to activate utilities for purposes of the home inspection may be requested from the HUD Field Service Manager after the HUD sales contract is executed by the seller. Fees for activation & re-winterization may apply. Not all properties will receive approval for utility activation if known defects exist. REVIEW ADDENDUMS.
- ✓ **ALL HUD HOMES ARE SOLD IN THEIR AS-IS CONDITION.** FOR YOUR PROTECTION GET A HOME INSPECTION. HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing/funding, *not even lender required repairs*. Discuss the property condition & review the property specific disclosures with the buyer & their lender to determine acceptable financing options for an AS-IS sale.
- ✓ **HOW TO BID ON A HUD HOME.** HUD negotiates directly by bid system on their site and only brokers with an Active NAID # may bid on HUD Homes. Agents are directed to [www.HUDHomeStore.com](http://www.HUDHomeStore.com) to submit a bid. See MLS attachment *HUD HELP - Instructions to submit a bid & update E-Sign Checklist* for a step-by-step help guide.

## **SHOWING INSTRUCTIONS: Lockbox Code: 4590**

There is a combo lockbox on the property, check all doors for the lockbox. After using the key, please remember to lock all doors and put the key back in the lockbox.

HUD Home selling process webinar: [www.howtobuyahudhome.com/](http://www.howtobuyahudhome.com/)

Additional information & answers to FAQs on the 'Help' button on [www.HUDHomeStore.com](http://www.HUDHomeStore.com)

Good luck on your showing & if you place a bid! If you have questions please reach out to us, we're happy to help! **EMAIL for a FAST RESPONSE:** [hud@texaspropertyshop.com](mailto:hud@texaspropertyshop.com)