

IMPORTANT PROPERTY INFORMATION

Please read the following disclosures/waivers regarding this bank owned (foreclosed) property. They will assist you with this transaction:

- Property is sold “as-is” without repair or warranty. Seller has no interest in performing repairs.
- Since this property is a foreclosure, the seller and listing agent have no knowledge of the property’s history, as a result no seller’s disclosure or HOA documents will be provided.
- Buyer or buyer’s agent is responsible for verifying all information contained in the MLS.
- All properties are marketed on the HUBZU website, www.hubzu.com. All offers are required to be submitted on the website and are subject to the terms and conditions stated there. Do not submit offers to the listing agent.
- Most properties will require the buyer to pay a buyer’s premium and a web technology fee in addition to the bid/offer amount that is payable at closing. The specific amounts of these fees are disclosed on the HUBZU website.
- Regardless of local custom or practice, the buyer shall pay all real estate transfer taxes as a result of this transaction, for example, documentary stamps, excise taxes, or other documentary transfer taxes or deed taxes.
- Most properties do not have an inspection or financial contingency. Inspections are encouraged but the results are not a reason for cancelling the contract. Similarly, a loan can be utilized for purchasing the property but if the loan is not approved for any reason the contract cannot be cancelled. Please visit the HUBZU website for more information.
- All utilities (except water) should be turned on at the property. If they are not on it is the buyer’s responsibility to turn them on---excluding water. It is the seller’s company policy not to turn on the water for any reason including inspections at any of their properties nationwide. This decision is not a reflection of the plumbing reliability of this property. It may have leaks or it may not. To be sure the seller suggests a licensed plumber perform a “pressure test” for inspection purposes. See page 2 of this document for more information.
- No FHA or VA offers will be considered.
- If you are experiencing access issues with the property please call 866-952-6514 for assistance.
- If you are experiencing difficulty with the website, please call their customer service @ 855-882-1314 for assistance.

Altisource™ Recommendations for Performing Air Pressure Tests on Plumbing Systems

The Seller of this property **will not activate the water utility for** inspections and does not permit buyers or their agents to do so. This policy has been adopted to limit property damage due to possible water leaks and mold. If applicable, consult the buyer's lender to ensure this policy does not conflict with their underwriting procedures.

To test the water supply system, Altisource recommends that the buyer consult a professional to perform a pressurized air test. If a professional is not available, buyers may perform the pressurized air test themselves by purchasing the necessary parts and equipment.* Note: a pressurized air test will not disrupt the preservation integrity of winterized properties or harm the water supply lines.

How to perform a pressurized air test:

1. Make sure the water main supply valve inside the house (if any) is in the closed position.
2. Close all sink and faucet water supply lines at the wall valve whenever possible. This will provide more accurate test results, as some homes may have worn or dry-rotted washers in the fixtures due to lack of use.
3. Close the water supply line valve at the refrigerator water dispenser, dishwasher and furnace humidifier if applicable.
4. Close the valve to the well and water storage tank if the property is on a well system.
5. Connect the air compressor to the hose bib faucets on the exterior of the house. Once connected, deliver air, pressurized to 65 pounds per square inch (psi), into the closed plumbing system.
6. Close the hose bib valve at the connection when the system is pressurized to capacity to keep all pressurized air within the system.
7. Monitor the air pressure gauge.

An air pressure reading that holds 65 psi for five (5) minutes generally indicates that the water supply system in the home is secure and without leaks.

If the air pressure reading does not hold, re-check all valves, fittings and hoses to confirm they are secure. Re-pressurize the plumbing system and resume monitoring the air pressure gauge. If the air pressure continues to drop there may be a breach in the system. Search the home for sounds of escaping air (hissing noises) to locate potential problem area(s) where the water supply lines may be leaking. Consult a qualified plumbing professional to further evaluate the plumbing system.

This property is sold "as-is." The Seller of this property will not order repairs and does not permit buyers or their contractors to perform repairs prior to closing.

* You will need an air compressor capable of generating a minimum 65 pounds per square inch (psi) of air pressure, an air pressure gauge, and the appropriate hardware fittings to connect the air compressor and gauge to the outside hose bib faucet. Consult a qualified plumber or experienced hardware provider to help you select the proper equipment to use for your specific application.