Property Disclosure

Case Number:	512-037671	Insurability:	Uninsurable (UI)
Property Address:	3401 Wentworth St Houston, TX 77004		

MPR Property Repairs
Repair Damaged Foundation
Repair / Replace Roof, Flashing, Gutters and Downspouts
Repair / Replace Drywall and Ceilings
Repair / Replace Exterior Exposed and Damaged Wood
Repair / Replace Plumbing System
Repair / Replace Electrical System
Repair / Replace Pool
Repair / Replace Windows and Trim
Repair / Replace Flooring - Exposed Sub-floor

Property Disclosures
Property is NOT located in a FEMA Special Flood Hazard Area. It is the buyers responsibility to verify additional information regarding flood zones and insurance.
Property does not have a Homeowners Association (HOA).
Property built before 1978 - Lead Based Paint addendum required
Possible Structural issues have been reported, a Structural inspection recommended to determine the extent, as well as the cost of needed repairs. Repairs to be addressed by the purchaser after closing at the purchaser's expense.
Property is listed as Uninsurable: Estimated MPR Repairs Exceed $10,000

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.