

# Property Disclosure

Case Number: 512-436703

Insurability: Uninsurable (UI)

Property Address: 3831 Fm 1299 Rd  
Wharton, TX 77488

## MPR Property Repairs

Repair / Replace Roof, Flashing, Gutters and Downspouts

Repair / Replace Deck Boards, Steps and Railings

Repair / Replace Exterior Siding, Trim, Soffit and Fascia

Repair / Replace Flooring and Sub-floor

## Property Disclosures

Property is 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 serviced by a Non-Public Utility: Septic

Property serviced by a Non-Public Utility: Well

Property has a Shed/ Storage Building

There is an ADU located on property and it is unknown if ADU is permitted. Buyer to complete their due diligence and gather all pertinent information regarding the property, including financing requirements, Insurability, condition, and any other factors that may impact their purchase decision.

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.

*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.*