

Important Information concerning this property

**An FHA mortgage is being considered in financing the sale of this property.
Traditional Repairs and Inspections Are No Longer Required by FHA!**

FHA is only interested in repairs for conditions that affect the Soundness, Safety or Sanitary conditions of the property or its inhabitants.

Important:

To help expedite the issuance of the mortgage commitment, we have made available the FHA Amendatory clause which needs to be signed by the seller, and the selling and listing agent(s).

These repairs will not be required:

- Leaky facets
- Worn out counter tops
- Badly soiled carpets or worn through floor finish
- Lack of all weather driveway surface
- Simple window cracks
- Minor damage in plaster, sheetrock or ceiling materials

Repairs required only if they pose a safety hazard:

- Missing handrails
- Cracked or damaged exit doors
- Badly cracked windows
- Cracked or heaving sidewalks

The following testing is no longer mandatory:

- Termite inspection Report – *only* if there is evidence of readily observable active infestation
- Well Water Test- *only* if there is knowledge that the well water may be near sources of contamination
- Septic Test - *only* if there is evidence of system failure

Repairs that would need to be completed prior to closing:

- Defective paint surfaces in homes built before 1978. This would be required if the wood is peeling or bare.
- Major damage in plaster, sheetrock or ceiling, especially if caused by water damage.
- Leaking roofs
- Major structural problems

Home inspections: While no longer mandatory by FHA unless there is evidence of adverse conditions, most contracts call for a home inspection. These requirements are generally much more demanding than those imposed by FHA.



For more information call
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