

Successfully Showing & Selling a HUD-Owned Property

HOMETELOS – GEORGIA & ALABAMA ONLY

- THIS PROPERTY IS HUD OWNED, SOLD AS-IS, AND MAY BE FHA, FHA REPAIR ESCROW, OR FHA STREAMLINE ELIGIBLE (PLEASE SEE HUD FLIER FOR POSSIBLE APPLICABLE REPAIR ESCROW AMOUNTS).
- MINIMUM COMMISSION OR A BROKER BONUS MAY APPLY.
- BROKER OF RECORD MUST BE HUD REGISTERED WITH AN ACTIVE NAID NUMBER FOR ALL RELATED LICENSEES TO BE ELIGIBLE TO SUBMIT OFFERS.
- RULES, LINKS TO BIDS, AND ADDITIONAL INFORMATION CAN BE FOUND AT: www.HomeTelosFirst.com (A ONE TIME, **FREE** REGISTRATION WILL BE REQUIRED) OR BY GOING DIRECTLY TO: www.HUDHomestore.com.
- EACH PROPERTY IS SUBJECT TO SPECIFIC BIDDER ELIGIBILITY, BID DEADLINES, AND OTHER TERMS AND CONDITIONS.
- ADDITIONAL REPORTS AND/OR CONTRACT ADDENDUMS CAN BE FOUND UNDER THE “ADDENDUMS” TAB OF EACH PROPERTY FOR YOUR BUYER’S REVIEW PRIOR TO PLACING A BID. PLEASE PRINT ALL OF THEM. THESE DOCUMENTS WILL NOT BE AVAILABLE TO YOU ON THE WEBSITE AFTER A WINNING BID HAS BEEN ANNOUNCED.
- ****FHA PURCHASERS ONLY**** ON SOME PROPERTIES THE LIST PRICE MAY BE MORE THAN THE CURRENT FHA APPRAISED VALUE (VALUE CAN BE FOUND ON THE DISCLOSURE, PCR, OR PCS ON HUD HOMESTORE, UNDER THE ‘ADDENDUMS’ TAB). PER MORTGAGEE LETTER 2013-44, THE BORROWER MAY FINANCE **THE LESSER** OF THE LIST PRICE, SALES PRICE, OR NEW FHA APPRAISAL ORDERED BY THE BUYER’S LENDER AT THE BUYER’S EXPENSE.
- PRIOR TO SUBMITTING A HUD OFFER, PLEASE VISIT US AT WWW.100REO.COM FOR GENERAL HUD INFORMATION, LINKS TO HUD OFFER PACKAGES, COMMON ERRORS AND OMISSIONS, AND ONLINE TRAINING VIDEOS.
- *This home is under HUD’s Buyer Select Closing Agent (BSCA) program. The CERTIFIED escrow deposit is to be made payable to **The Closing Agent of the Buyer’s Choice**. You are to list that firm as the escrow holder on line 3 and line 9 of the HUD 9548 Sales Contract, and you are to deliver the escrow funds, a **copy** of the contract, and the escrow cover sheet to our firm. Your original sales contract package is to be overnighted to Hometelos – not us.*
- STILL HAVE QUESTIONS? EMAIL US AT: CustomerService@100REO.com OR TAKE ADVANTAGE OF OUR COMPLIMENTARY CONTRACT REVIEW BY EMAILING YOUR COMPLETE HUD PACKAGE TO: ReviewMyHUDPackage@100REO.com.
- ALL HUD PROPERTIES ARE VACANT AND ON AN ELECTRONIC OR COMBINATION LOCKBOX. FOR SPECIFIC SHOWING INSTRUCTIONS FOR THIS PROPERTY, PLEASE CALL US DIRECTLY AT 800-454-3422 AND PRESS “1”. **THE ASSET MANAGER DOES NOT ALLOW US TO LIST THE CODE IN THE MLS.**

THANKS FOR CONSIDERING AND SHOWING THIS FANTASTIC PROPERTY!

-THE 100% REAL ESTATE, INC. TEAM