

Successfully Showing & Selling a HUD-Owned Property

PEMCO 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).
- *You and your buyer must review the PCR that is an attachment in this MLS and/or under the “addendums” tab on HUD Homestore. If the PCR notes any deficiencies, such as “Plumbing failed to hold pressure at time of initial inspection”, HUD’s Field Service Manager (FSM) will not permit the connection of the utility service for the purpose of inspections. In these cases, your home inspector may be able to air test and/or generator test the mechanical systems. It is your responsibility to ensure that this option is acceptable to your buyer and/or lender.*
- 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.HUDPemco.com 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. SOME OF THESE ADDENDUMS MUST BE INCLUDED IN YOUR ORIGINAL PACKAGE. THEY SHOULD BE PRINTED AND EXECUTED BY THE BUYER BEFORE PLACING YOUR BID ON HUDHOMESTORE.COM.
- ****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 title company and/or real estate attorney of the buyer’s choice. However, you are never to give the check to the title company and/or real estate attorney. Rather, you are to deliver the escrow funds to our firm. Your original sales contract package is to be overnighted to Pemco – 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 VIEW THE “SHOWING” BUTTON OR CALL US DIRECTLY AT 800-454-3422 AND PRESS “1”.

THANKS FOR CONSIDERING AND SHOWING THIS FANTASTIC PROPERTY!

-THE 100% REAL ESTATE, INC. TEAM