# Property Disclosure

7/11/2026

Case Number: 011-539715

Property Address: 160 Meadowview Dr
Ozark, AL 36360

Insurability: Insurable with Repair Escrow (IE)

| MPR Property Repairs |
|---|
| Repair / Replace Exterior Siding, Trim, Soffit and Fascia |

| 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 |
| Property is listed as Insurable with Repair Escrow (IE): Less then $10,000 in Estimated MPR Repairs - Final repair escrow amount to be determined by the buyer’s appraisal |

| 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.*

# Property Condition Report

| | | | |
|---|---|---|---|
| **Case Number:** | 011-539715 | **Contract Area:** | 6A |
| **Current Step:** | 1c-Ready to Show Condition | **Address:** | 160 MEADOWVIEW DR |
| **Step Date:** | 06/01/2026 | **City, St Zip:** | OZARK, AL 36360-0000 |
| **HOC:** | Atlanta | | |

## Property Condition Report

| Item Description/Condition | | Item Functionality | | Functionality/Test Notes |
|---|---|---|---|---|
| **Cooling/Air-Conditioner:** | **OK** | **HVAC tested and functional?:** | Yes | Utilities On |
| **--Heating/Furnace:** | **OK** | | | |
| **--HVAC System Duct:** | **OK** | | | |
| **Electrical Wiring:** | **OK** | **Electric supply tested and functional?:** | Yes | Utilities On |
| **--Other:** | **N/A** | | | |
| **--Other:** | **N/A** | | | |
| **Stove/Range/Oven:** | **OK** | **Built-in appliances tested and functional?:** | Yes | Utilities On |
| **--Kitchen Cabinets:** | **OK** | | | |
| **--Other:** | **N/A** | | | |
| **Plumbing:** | **OK** | **Water supply tested and functional?:** | Yes | Pressure Test PASS |
| **--Sink:** | **OK** | | | |
| **--Other:** | **N/A** | | | |
| **Water Heater:** | **OK** | **Water heater functional?:** | Yes | Water heater visually inspected PASS |
| **Sewer/Septic System:** | **OK** | **Sanitary & plumbing system functional?:** | Yes | Pour water/antifreeze in drains PASS |
| **--Toilet:** | **OK** | | | |
| **--Other:** | **N/A** | | | |
| **Roof:** | **OK** | **Roofing in acceptable condition?:** | Yes | PASS - visually inspected peaks, valleys, ridge lines/caps, chimneys soffits, vents |
| **--Other:** | **N/A** | | | |

# ENVIRONMENTAL COMPLIANCE RECORD
# SINGLE FAMILY PROPERTY DISPOSITION

**File No.** 10005614

**FHA CASE NUMBER:** 011-539715

**PROPERTY ADDRESS:**
160 Meadowview Dr
Ozark, AL 36360-7202

| COMPLIANCE FINDINGS | SOURCE/DOCUMENTATION |
|---|---|
| **1. HISTORIC PRESERVATION**<br>Property ☐ is ☒ is not listed on the National Register of Historic Places. | Checked National Register of Historical Places. |
| Property ☐ is ☒ is not located in an Historical District.<br>***Note:* An appropriate deed restriction will be required if property meets either of the forgoing conditions.** | Checked National Register of Historical Places. |
| **2. FLOODPLAIN**<br>Property ☐ is ☒ is not located within the 100-year floodplain (Zones A & V).<br>Note: Flood insurance may be required. | **Panel #:** X<br>**Map #:** 01045c0135d<br>**Date of Map:** 05-02-2016 |
| **3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)**<br>Property ☐ is ☒ is not located within boundary of runway zone.<br>If "yes",<br>** has the airport operator declined to acquire the property? ☐ yes ☐ no<br>** a signed disclaimer is required (24 CFR Part 51D). | Property not within 3,000 feet of the runway clear zone. |

**4. SUMMARY**
Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.

### Instructions for Completion of Environmental Clearance Record

Environmental Compliance. Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.

Preparing the Compliance Record. To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:

1. Historic Preservation. The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements. If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed.
2. Floodplain. Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties.
3. Airport Runway Clear Zones. Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient.

   Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitting a bid on a property which is located in a runway clear zone.

Listing for Sale. Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.

**NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES**
The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

**Preparer:** Darrell Scott Willeford
**Title:** Appraiser **Date:** 7/9/2026

**Supervisor:**
**Title:** **Date:**