

Date: 03/14/2019



Sales Package Cover Sheet

ASSET MANAGER

SAGE ACQUISITIONS LLC
1515 MARKET STREET, SUITE 1200
PHILADELPHIA, PA 19102
Phone: (888) 909-5007
Fax: (303) 284-8026
Email: PHILADELPHIA.CUSTOMERSERVICE@SAGEACQ.COM

PROPERTY ADDRESS

4207 NORFOLK AVE
LORAIN, OH 44055

FHA Case No: 412-549245
Sales Type: UI (Uninsured)
Bid Accepted Date: 03/12/2019
Contract Date:
Days to Close: 30
Est. Close Date:
Finance Type: Cash
Year Built: 1954
Closing Agent Program: Buyers Select

BROKER/SELLING AGENT INFO

Brokerage: REALTY TRUST SERVICES LLC
DBA: REALTY TRUST SERVICES LLC
NAID: RLTYTR5694
Broker Name: ANDREW MORRIS
Email: ANDY@RTSERVE.COM
Address: 29550 DETROIT ROAD SUITE 500
WESTLAKE, OH 44145
Selling Agent: TIM DEBRONSKY
Cell Phone: (440) 281-4747
Email: TIMDEBRONSKY@GMAIL.COM

LISTING AGENT

Company: BEYOND 2000 REALTY CO
Listing Agent: MARK SNYDER
Address: 18332 BAGLEY RD STE D
MIDDLEBURG HEIGHT, OH 44130
Company Phone: (440) 842-7200
Agent Cell: (440) 842-7200
Email: REALTORMARK@MSN.COM
NAID: CNTRY22732

CLOSING AGENT

Company: AMERICAN PATRIOT TITLE AGENCY, LLC
Escrow Officer: DOUG BOYLE
Backup Officer: DAN
Address: 5329 N ABBE ROAD
ELYRIA, OH 44035
Company Phone: (440) 934-7008
Officer Cell: (440) 934-7008 x251
Email: DOUG@AMERICANPATRIOTTITLE.COM
Title ID: AMERIC0053

FIELD SERVICE MANAGER

Company: BLM COMPANIES LLC
Address: 131 GREENWICH RD.
SEVILLE, OH 44273
Contact:
Phone: (855) 333-6743
Fax: (855) 333-6743
Email: 4P@BLMCO.COM

HOA DETAILS

HOA Name:
HOA Phone:
HOA Fee:
HOA Frequency:

EARNEST MONEY HOLDER

Company: AMERICAN PATRIOT TITLE AGENCY, LLC
EMD Amount: 500.00

PURCHASER INFO

Purchaser 1 Name: THEM PROPERTIES LLC
Address: PO BOX 914
 AMHERST OH 44001
Phone: (440) 258-8085
Email: ETORRES@EMTPROPERTIES.COM
SSN/EIN: 83-2053339

Purchaser 2 Name:
Address:

Phone:
Email:
SSN/EIN:

Purchaser 3 Name:
Address:

Phone:
Email:
SSN/EIN:

Purchaser 4 Name:
Address:

Phone:
Email:
SSN/EIN:

PURCHASE PRICE (Line 3)	<u>36,107.00</u>
Closing Cost Requested (line 5)	<u>.00</u>
Selling Broker Commission (line 6a)	<u>1,083.21</u>
Listing Broker Commission (line 6b)	<u>1,083.21</u>
Total Paid by HUD	<u>2,166.42</u>
NET TO HUD	<u>33,940.58</u>

**INSTRUCTIONS FOR
Sales Contract**

Property Disposition Program

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0306 (exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required in order to administer the Property Disposition Sales Program (24 CFR Part 291). The collection of information is required in order to provide a binding contract between the property purchaser and HUD. A real estate broker or one of its agents completes this form. If this information were not collected, HUD would not be able to administer the Property Disposition Sales Program properly to avoid waste, mismanagement, and abuse. While no assurances of confidentiality are pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Privacy Act Statement: The Department of Housing and Urban Development is authorized to collect this information by the National Housing Act, Section 235(b), P.L. 479, 48 Stat. 12 U.S.C. 1701 et seq. HUD is authorized to collect the Social Security Number (SSN) by Section 165(a) of the Housing and Community Development Act of 1987, P.L. 100-242, and by Section 904 of the Stewart B. McKinney Homeless Assistance Amendments Act of 1988, P.L. 100-628. The information is being collected to determine the amount of assistance (if any) the applicant is entitled. The information is also used as a tool for managing the program(s) related to this form, and for protecting the Government's financial interests. **The information may be used to conduct computer-matching programs to check for underreported or unreported income.** The SSN is used as a unique identifier. The information may be released to appropriate Federal, State, and local agencies, and when relevant, to civil, criminal, or regulatory investigators and/or prosecutors. This information will not be otherwise disclosed or released outside of HUD except as permitted or required by law. It is mandatory that you provide all of the requested information, including all SSN(s), for you and all other household members age six years and older. Failure to provide SSN(s) and required documents will result in a delay or loss of assistance payments

This **Sales Contract**, identified as form HUD-9548, must be prepared and transmitted in accordance with the following instructions. The form provides an original for fiscal and legal review, signed copy for the Purchaser, and unsigned information copies for the Purchaser, the selling Broker, and HUD's designated representative.

Remove this Instruction Sheet and type the HUD Case Number in the box in the upper right.

- Item 1: Type Purchaser(s) name and complete property address.
- Item 2: Enter name(s) and style in which title will be taken.
- Item 3: Enter Bid Amount and amount of earnest money Purchaser has deposited.
Enter holder of earnest money deposit in accordance with Seller's instructions.
- Item 4: Enter when appropriate, strictly in compliance with Seller's offering. If Seller has offered the property with insured financing available, and Purchaser is buying under such means, check the first block and the applicable type of insured financing, and complete the down payment and mortgage information. If the insured mortgage involves a repair escrow (and has been so offered by Seller), also check the appropriate block and insert the amount of the repair escrow.
Note: The amounts shown for "cash due at closing" and "balance by mortgage" do not include the FHA Mortgage Insurance Premium, prepaid expenses or closing costs Seller has agreed to fund into the mortgage.
Note: If Purchaser is paying cash or applying for conventional or other financing not involving FHA, check appropriate block.
- Item 5: Enter amount of financing/closing costs Seller is expected to pay.
Note: If the amount stated in Item 5 exceeds actual and typical allowable financing and/or closing costs, such excess shall not be paid by Seller and may not be used by Purchaser to reduce amount(s) owing to Seller.
- Item 6: Enter dollar amount Seller is expected to pay, including any selling bonus if offered by Seller. The commission will be paid by Seller upon completion of closing.
- Item 7: Enter net amount due Seller (purchase price [Item 3], less Items 5 and 6). Contract will be awarded on the basis of the greatest acceptable net return to Seller.
- Item 8: Enter appropriate occupancy information. If left blank, Purchaser will be considered as an investor. If purchaser qualifies for discount, enter percent. Discount will be reduced by amounts, if any, on Line Items 5 and 6. (Do not enter discounted price on contract.)
- Item 9: Enter in accordance with HUD's instructions.
- Item 10: Enter appropriate back-up offer information.
- Item 11: Enter if an addendum is to be attached to and made a part of this contract.
Note: Addendum not previously approved by Seller may not be made a part of this Contract. Approved addendum must be signed by, and in the same style as, those signing as Purchaser(s).
- Item 12: Purchaser(s) must initial in appropriate space.

- | | |
|--------|---|
| Other: | <p>a) Failure of the Purchaser to perform in accordance with this contract may cause the Seller to retain all or a portion of the earnest money deposit. Broker must be certain this is fully explained to and understood by the Purchaser(s).</p> <p>b) Enter Selling Broker's Name and Address Identifier (NAID). If broker has not been issued a SAMS NAID, complete forms SAMS-1111, Payee Name and Address, and SAMS-1111-A, Real Estate Broker Certification, along with required documentation, and attach to this contract. Contact HUD's local designated representative.</p> <p>c) The Broker is required to inform Purchaser of the Conditions of Sale on the reverse of the Sales Contract, and particularly of Purchaser's right and responsibility for satisfying itself as to the full condition of the property prior to submitting an offer to purchase and that Seller will provide no warranty or perform any repairs after acceptance of the Contract.</p> |
|--------|---|

Signatures: Sign Original, leaving carbon inserts intact, making certain that the signature(s) appears on all copies.

Transmittal: Forward the Original with Copies 1 and 2 to HUD's designated representative. Copies 3 and 4 are to be retained by Broker and Purchaser as information copies. Upon acceptance, HUD's designated representative will return the signed Copy 1 to Broker for delivery to Purchaser(s). HUD's designated representative will retain Copy 2

Sales Contract
Property Disposition Program

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

HUD Case Number
412-549245

- I (We), THEM PROPERTIES LLC
(Purchaser(s) agree to purchase on the terms set forth herein, the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development:
4207 NORFOLK AVE LORAIN, OH 44055
(street number, street name, unit number, if applicable, city, county, State)
- The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following name(s) and style: THEM PROPERTIES LLC
- The agreed purchase price of the property is> **3. \$ 36,107.00**
Purchaser has paid \$ 500.00 as earnest money to be applied on the purchase price, and agrees to pay the balance of the purchase price, plus or minus prorations, at the time of closing, in cash to Seller. The earnest money deposit shall be held by AMERICAN PATRIOT TITLE AGENCY, LLC.
- Purchaser is applying for FHA insured financing: [203(b), 203 (b) repair escrow 203(k) with a cash down payment \$ _____ due at closing and the balance secured by a mortgage in the amount of \$ _____ for _____ months (does not include FHA Mortgage Insurance Premium, prepaid expenses or closing costs Seller has agreed to fund into mortgage.).
 Said mortgage involves a repair escrow amounting to \$ _____
 Purchaser is paying cash or applying for conventional or other financing not involving FHA
- Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed.....**5. \$.00**
- Upon sales closing, Seller agrees to pay to the broker identified below a commission (including selling bonus) Selling bonus, if offered by seller) of.....**6a. \$ 1,083.21**
- If broker identified below is not the broad listing broker, broad listing broker will receive a commission of.....**6b. \$ 1,083.21**
- The net amount due Seller is (Purchase price [Item 3] less Items 5 and 6.....**7. \$ 33,940.58**
- Purchaser is: owner-occupant (will occupy this property as primary residence) investor
 nonprofit organization public housing agency other government agency Discount at closing: 0 %
Discount will reduced by amounts, if any, listed on Line Items 5 and 6.
- Time is of the essence as to closing. The sale shall close not later than 30 days from Seller's acceptance of contract. Closing shall be held at the office of Seller's designated closing agent or Buyers Select Closing Agent
- If Seller does not accept this offer, Seller may may not hold such offer as a back-up to accepted offer.
- Lead base paint addendum is is not attached: Other addendum is is not attached hereto and made part of this contract.

12. Should Purchaser refuse or otherwise fail to perform in accordance with contract, including the time limitation, Seller may, at Seller's sole option, retain all or a portion of the deposit as liquidated damages. The Seller reserves the right to apply the earnest money, or any portion thereof, to any sums which may be owned by the Purchaser to the Seller for rent.
Purchaser(s) Initials: ET Seller: KF

13. This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated herein and made part of this contract
Certification of Purchaser: The undersigned certifies that in affixing his/her/its signature to this contract he/she/it understands: (1) all the contents thereof (including the Conditions of Sale) and is in agreement therewith without protest; (2) he/she/it is responsible for satisfying itself as to the full condition of the property; and (3) that Seller will not perform repairs after acceptance of this contract.

Purchaser(s): (type or print names & sign) THEM PROPERTIES LLC
DocuSigned by: Eli Torres 03/14/2019 | 2:21:08 CDT
Purchaser(s) Address: PO BOX 914 AMHERST OH 44001

Purchaser(s) Social Security Number (SSN) or Employer Identification Number (EIN) (include hyphens) 83-2053339 Phone No: (440) 258-8085 Date Purchaser(s) Signed Contract: 03/14/2019 | 2:21:08 CDT
Seller: Secretary of Housing and Urban Development By: (type name & title, & sign) Keagan Furfari Date Contract Accepted by HUD: 03/15/2019 | 1:09:34 CDT

Certification of Broker: The undersigned certifies that: (1) neither he/she nor anyone authorized to act for him/her has declined to sell the property described herein to or to make it available for inspection or consideration by a prospective purchaser because of his/her race, color, religion, sex, familial status, national origin, or disability; (2) he/she has both provided and explained to the purchaser the notice regarding use of Seller's closing agent; (3) he/she has explained fully to the purchaser the entire terms of the contract, including Condition B on the reverse hereof; and (4) he/she is in compliance with Seller's earnest money policy as set forth on HUD forms SAMS-1111, Payee Name and Address, and SAMS-1111-A, Real Estate Broker Certification, which he/she has executed and filed with Seller.

Broker's Business Name & Address: (for IRS reporting) (include Zip Code) REALTY TRUST SERVICES LLC 29550 DETROIT ROAD SUITE 500 WESTLAKE, OH 44145
Broker's EIN or SSN: (include hyphens) 20-8435694 SAMS NAID: RLTYTR5694
Signature of Broker: x Andrew Morris 03/14/2019 | 1:56:23 CDT Broker's Phone No: (440) 427-0123
Type or print the name and phone number of sales person: Andrew Morris (440) 281-4747

This section for HUD use only. Broker notified of:
 Acceptance Back-Up No. _____
 Rejection Return Earnest Money Deposit
Authorizing Signature & Date: Keagan Furfari 03/15/2019 | 1:09:34 CDT

Conditions of Sale

- | | |
|--|---|
| <p>A. All assessments, including improvement assessments which are available for payment without interest or penalty for advance payment, taxes, rent, and ground rent, if any, shall be prorated as of the closing date.</p> <p>B. Seller makes no representations or warranties concerning the condition of the property, including but not limited to mechanical systems, dry basement, foundation, structural, or compliance with code, zoning or building requirements and will make no repairs to the property after execution of this contract. Purchaser understands that regardless of whether the property is being financed with an FHA-insured mortgage, Seller does not guarantee or warrant that the property is free of visible or hidden structural defects, termite damage, lead-based paint, or any other condition that may render the property uninhabitable or otherwise unusable. Purchaser acknowledges responsibility for taking such action as it believes necessary to satisfy itself that the property is in a condition acceptable to it, of laws, regulations and ordinances affecting the property, and agrees to accept the property in the condition existing on the date of this contract. It is important for Purchaser to have a home inspection performed on the property in order to identify any possible defects. If FHA insured financing is used, up to \$200 of the cost to perform the inspection may be financed into the mortgage. Names of home inspection companies can be found in the yellow pages of your telephone directory under the heading "Home Inspection Services.</p> <p>C. If financing is involved in this transaction (Item 4), Purchaser agrees that should he/she/it fail to provide documentation indicating that proper loan application was made in good faith within 10 calendar days of the date this contract was accepted by Seller, and/or thereafter otherwise to put forth good faith efforts to obtain necessary financing, Seller shall have the option of rescinding this contract and retaining all or a portion of Purchaser's earnest money deposit.</p> <p>D. Seller may rescind this contract and return all or a portion of Purchaser's earnest money deposit under the following conditions: 1. Seller has not acquired the property. 2. Seller is unable or unwilling to remove valid objections to the title prior to closing. 3. Seller determines that purchaser is not an acceptable borrower. Tender of the deposit shall release the Seller from any and all claims arising from this transaction.</p> <p>E. Purchaser may not perform repairs nor take possession of the property until sale is closed. Risk of loss or damage is assumed by Seller until sale is closed, unless Purchaser takes possession of the property prior thereto, in which case State law shall apply. (1) If sale involves FHA insured financing and after damage the property no longer meets the intent of Minimum Property Standards (MPS), Seller may, at its option, perform repairs or cancel the contract and return Purchaser's full earnest money deposit. If, after damage, the property still meets the intent of MPS, Purchaser has the option of accepting the property as-is, with a purchase price adjustment at Seller's sole discretion, or cancelling the contract and receiving refund of full earnest money deposit. (2) If sale does not involve FHA insured financing, Seller will not repair damage but may, at Seller's sole discretion, reduce the sale price. Purchaser has option to cancel the contract and receive refund of full earnest money deposit. Tender of the earnest money shall release Seller from any claims arising from this transaction.</p> | <p>F. If this property is being offered with FHA insured mortgage financing available, Seller's acceptance of this contract constitutes a commitment to insure, conditioned upon Purchaser being determined by Seller or Direct Endorsement Underwriter to be an acceptable borrower and further conditioned upon Seller's authority to insure the mortgage at the time the sale is closed.</p> <p>G. Purchaser understands that Seller's listing price is Seller's estimate of current fair market value.</p> <p>H. No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.</p> <p>I. Purchaser and Seller agree that this contract shall be binding upon their respective heirs, executors, administrators, successors or assigns but is assignable only by written consent of the Seller.</p> <p>J. If this property was constructed prior to 1978, Seller has inspected for defective paint surfaces (defined as cracking, scaling, chipping, peeling or loose paint on all interior and exterior surfaces). Seller's inspection found no defective paint surfaces, or if defective paint surfaces were found, Seller has treated or will treat such defective surfaces in a manner prescribed by Seller prior to closing. Purchaser understands and agrees that the Seller's inspection and/or treatment is not intended to, nor does it guarantee or warrant that all lead-based paint and all potential lead-based paint hazards have been eliminated from this property. Purchaser acknowledges that he/she/it has received a copy of a pamphlet which discusses lead based paint hazards and has signed, on or before the date of this contract, the Lead-Based Paint Addendum to Sales Contract – Property Built Before 1978. Purchaser understands that the Lead-Based Paint Addendum must be signed by all Purchasers and forwarded to Seller with this contract. Contracts which are not in conformance with these requirements will not be accepted by Seller.</p> <p>K. The effective date of this contract is the date it is accepted (signed) by the Seller.</p> <p>L. If the amount stated in Item 5 exceeds actual and typical financing and/or closing costs, such excess shall not be paid by Seller and may not be used by Purchaser to reduce amount(s) due Seller.</p> <p>M. Seller's policies and requirements with regard to earnest money (including forfeiture thereof), extensions of time in which to close the sale, back-up offers, and allowable financing and/or closing costs are detailed in instructions issued to selling brokers.</p> <p>N. Seller makes no representations or guarantees that the property will, in the future, be eligible for FHA insured mortgage financing, regardless of its condition or the repairs which may be made.</p> <p>O. Warning: Falsifying information on this or any other form of the Department of Housing and Urban Development is felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years. (18 U.S.C. 1010,3559; 3571)</p> <p>P. This contract contains the final and entire agreement between Purchaser and Seller and they shall not be bound by any terms, conditions, statements, or representations, oral or written, not contained in this contract</p> |
|--|---|

Case #

412-549245

Electronic Filing of HUD-9548 Contract Addendum

Purchaser(s) and Broker have elected to use the HUD-9548 contract form electronically downloaded and printed for the submission of their bid 15178420-25978317-9 (confirmation number) for case # 412-549245.

By doing so, all parties to this agreement certify, warrant, and represent that no information and/or content of the HUD-9548 contract has been altered or omitted in any manner. They further certify, warrant, and represent that this is a true and accurate copy of the HUD-9548 contract.

The broker and purchaser(s) further agree that (i) they read and understand their responsibilities, as stated in the "Conditions of Sale," which is a part of the HUD-9548 Sales Contract and (ii) no contract or binding agreement exists unless and until a written HUD-9548 Sales Contract, executed by the U.S. Department of Housing and Urban Development is returned to purchaser.

The broker and purchaser(s) knowingly execute this addendum with full understanding that "falsifying information on this or any other form of the Department of Housing and Urban Development is felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years (18 U.S. C. 1010, 3559, 3571)."

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify to the best of their knowledge it is true and accurate, and that they agree to all of the terms and provisions hereof.

DocuSigned by: <i>Eli Torres</i>	03/14/2019 2:21:08 CDT	_____	_____
Purchaser	Date	Purchaser	Date

_____	_____	_____	_____
Purchaser	Date	Purchaser	Date

DocuSigned by: <i>Andrew Morris</i>	03/14/2019 1:56:23 CDT	_____	_____
Broker/Agent	Date		

CAUTION

U.S. Department of
Housing and Urban
Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538 (exp. 04/30/2018)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- Evaluate the physical condition: structure, construction, and mechanical systems; Identify items that need to be repaired or replaced; and
- Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

You Must Ask for a Home Inspection

A home inspection will only occur if you arrange for one. FHA does not perform a home inspection.

Decide early. You may be able to make your contract contingent on the results of the inspection.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. An appraisal is required to ensure the property is marketable. Home inspections evaluate the condition of the home for buyers.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing and other safety/health issues

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236.

Ask your home inspector about additional health and safety tests that may be relevant for your home.

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. To find a qualified home inspector ask for references from friends, realtors, local licensing authorities and organizations that qualify and test home inspectors.



03/14/2019 | 2:21:08 CDT

HUD-92564-CN (6/14)



CAUTION

CAUTION

CAUTION

HUD Forfeiture of Earnest Money and Extension Policy

FHA Case Number: 412-549245

Property Address: 4207 NORFOLK AVE
LORAIN, OH 44055

Asset Manager: SAGE ACQUISITIONS LLC
1515 MARKET STREET, SUITE 1200
PHILADELPHIA, PA 19102

All HUD Property Disposition sales of HUD-acquired properties are to close within the following timeframes of acceptance of a HUD-9548 (1/99) Sales Contract offer to purchase:

- 30 days for Cash/Hard Money purchasers.
- 45 days for all with financing other than 203K.
- 60 days for Owner Occupants using 203(k) financing.

Special Instructions:

If the executed contract is cancelled, the closing agent must forfeit earnest money to HUD or release earnest money to the buyer based SOLELY upon direction from Sage Acquisitions. Neither the buyer nor buyer's agent have the authority to give direction regarding disposition of HUD's earnest money.

Appeals regarding forfeiture of earnest money are between the buyer/buyer's agent and Sage Acquisitions/HUD. Appeals do not affect the closing company's obligation to comply with instructions given by the Asset Manager.

Forfeiture of Earnest Money Deposits

The failure by a Purchaser to close on the sale of property within the allowable period, including any extensions approved by HUD, may result in the forfeiture of the entire earnest money deposit, except where special circumstances exist. These situations will need to be documented and approval granted by HUD.

Purchaser Initials: ^{DS} ET Selling Agent Initials: ^{DS} AM

HUD Forfeiture of Earnest Money and Extension Policy

Investor Purchasers

1. Please note the 15-day inspection period applies to owner-occupant purchasers only. Investors may inspect the property but will forfeit the entire earnest money deposit regardless of the inspection results.
2. Uninsured Sales – The purchaser will forfeit the entire earnest money deposit for failure to close within the allotted time, regardless of the reason.
3. FHA Insured Sales – The purchaser will forfeit fifty percent (50%) of the earnest money deposit for failure to close if the purchaser is determined by HUD or Direct Endorsement underwriter to be an unacceptable buyer. The purchaser will forfeit the entire earnest money deposit if sale fails to close for any other reason.

Owner-Occupant Purchasers

The purchaser will receive a refund of the entire earnest money deposit under the following circumstances:

4. There has been a death in the immediate family (contract holder, spouse, or children living in the same household).
5. There has been a recent serious illness in the immediate family that has resulted in significant medical expenses or substantial loss of income, thus adversely affecting the purchaser's financial ability to close the sale.
6. There has been a loss of job by one of the primary breadwinners, or substantial loss of income through no fault of the purchaser.
7. For FHA Insured sales, HUD (or a Direct Endorsement underwriter using HUD guidelines) determines that the purchaser is not an acceptable borrower.
8. For Uninsured sales, the purchaser was pre-approved for mortgage financing in an appropriate amount by a recognized mortgage lender and, despite good faith efforts, is unable to obtain mortgage financing. "Pre-approved" means a commitment has been obtained from a recognized mortgage lender for mortgage financing in a specified dollar amount sufficient to purchase the property.
9. For other good cause, as determined by HUD.

15 DAY CONTRACT CANCELLATION CONTINGENCY FOR CONTRACTS OWNER OCCUPANT

Owner occupant Purchase(s) may request that the Sales Contract be canceled if, within 15 days of HUD's acceptance, the property is inspected by a professional home inspector, who discovers a structural, roof, system defect, or non-compliance with local codes, zoning, or building requirements that were not previously disclosed and HUD elects not to correct, or if within such fifteen 15 days period, the property is inspected for the presence of radon by a

HUD Forfeiture of Earnest Money and Extension Policy

professional radon inspector to an extent unsatisfactory to the Buyer. Kitchen appliance, window air conditioner units, light fixtures, receptacles and switch covers are not included in operating systems. The earnest money deposit will be returned to the owner occupant purchasers ONLY if HUD concurs with the home inspection report finding(s). If the buyer chooses to cancel the sales contract due to the inspection or other test report, the buyer must submit the cancellation within fifteen 15 days of the date executed by the Asset Manager

On an uninsured sale, the Owner Occupant purchaser will forfeit fifty percent of the earnest money deposit in those instances where, despite good faith efforts by the purchaser, there is an inability to obtain a mortgage loan from a recognized mortgage lender.

On either type of sale, the purchaser will forfeit the entire earnest money deposit in those instances where no supporting documentation is submitted, where the documentation fails to provide an acceptable cause for the buyer's failure to close, or where documentation is not provided within a reasonable time following contract cancellation.

Extension Request Requirements

If scheduled closing dates cannot be met, purchasers may request extensions of the closing time. Extension requests must be submitted to the Asset Manager.

Extensions are granted in intervals of fifteen (15) days upon written request from the purchaser. Extensions of time to close the sale are entirely within Seller's discretion.

Purchaser Initials: ^{DS} ET Selling Agent Initials: ^{DS} AM

If granted, the following conditions apply:

A written request for extensions must be received by Asset Manager no later than five (5) calendar days before the expiration of the sales contract.

Documentation submitted with the extension request must establish the cause of delay and verification of loan status. All lender letters must contain the signature of the loan officer or underwriter.

Extension fees are non-refundable if the closing does not occur.

At closing, unused extension fees will be prorated to the Purchaser and refunded by escrow.

The granting of one extension shall not obligate the Seller to approve additional extensions, and the Seller shall declare a Default for the Purchasers' failure to close the sale upon the expiration of the original closing period or upon the expiration of the extension.

Extensions will be for a period of fifteen (15) calendar days. Fees will be based on the Contract Sales Price of the property:

- \$150 (\$10 per day) if sales price is \$25,000 or less

HUD Forfeiture of Earnest Money and Extension Policy

- \$225 (\$15 per day) if sales price is more than \$25,000, but less than \$50,000
- \$375 (\$25 per day if sales price is equal to or more than \$50,000

If it is a cash sale current proof of available funds must be provided by either a letter or an account statement from the purchaser's financial institution(s).

Enclosed fees must be in the form of a certified check or money order. Money Gram or Western Union money orders will not be accepted.

IMPORTANT: If the Asset Manager has not received ALL the following: 1) extension request form, 2) extension fees, and 3) appropriate financial letter from lender by contract expiration, the contract will be cancelled.

Allowable Closing Costs-Line 5 of Sales Contract (HUD 9548-1/99)

Upon closing of a HUD-owned single-family property for Owner Occupant sales only, the Department will allow to be deducted from its proceeds, purchaser financing and closing costs considered to be reasonable and customary in the jurisdiction where the property is located. Form HUD-9548 (Sales Contract-Property Disposition Program), shall be used to reflect the total dollar amount HUD is expected to pay towards a purchaser's financing and closing costs. However, in no event may the costs exceed three percent (3%) of the property's gross purchase price. If the total closing costs reflected on the Closing Disclosure settlement statement are less than the amount indicated on the sales contract, HUD will reimburse only the actual costs charged and will not credit the purchaser with any difference either in cash or through a reduction in purchase price. Within the three percent (3%) allowance, HUD will reimburse loan origination fees up to one percent (1%) of the mortgage. However, on an FHA 203(k) rehabilitation mortgage, HUD will reimburse one and a half percent (1.5%) of the mortgage.

Walk-Thru Inspection

All Purchasers are strongly encouraged to conduct a walk through inspection PRIOR to the close of escrow. If a Purchaser discovers a property condition that did not exist at the time of contract ratification Broker must immediately notify HUD's Asset Manager of the damage. Reporting of the damage does not guarantee the correction of the problem that was discovered. On a case by case situation a determination will be made to either repair the damage or provide a credit. The purchaser assumes full responsibility for the property and its condition on the date of close of escrow. The Department assumes no responsibility and will make no settlement, for damages reported to HUD after the close of escrow. (See item # 13.E of HUD Sales Contract).

Offer Exceeding Appraised Value

I/we understand that if our offer exceeds the appraised value and the property is being purchased with FHA / Conventional Financing, I/we will be responsible for the difference in cash.

HUD Forfeiture of Earnest Money and Extension Policy

Buyer(s) Certification

I/we certify that I/we have read and understand all five pages of this addendum and declare that I/we have been interviewed by a HUD approved Lender who has completed a loan application, verified employment, and obtained a full credit report.

I/we acknowledge this policy and by signing below I/we understand I/we will forfeit our earnest money deposit if we enter into this agreement without properly completing the sales contract offer to purchase.

Signatures:

Selling Agent: DocuSigned by: Andrew Morris Date: 03/14/2019 | 1:56:23 CDT
6D8DD52DF3B447C...

Purchaser: DocuSigned by: Eli Torres Date: 03/14/2019 | 2:21:08 CDT
EAFB230B712B4CB...

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

Closing Date Extension Policy

If closing date stipulated in the contract cannot be met, purchasers may request an extension of the closing. Extensions of time to close the sale are at the Seller's discretion and, if granted, will be under the following guidelines:

1. The request for extension of closing time will be made in writing to the designated HUD Asset Manager for processing. The request must include the cause of delay and that necessary mortgage funding has been obtained or is imminent. A signed and dated lender letter should be received by HUD's Asset Manager prior to expiration of the sales contract.
2. Extensions will be granted for a 15 calendar day period. The following are the extension fees due to the Asset Manager at the time of submission of extension request. These fees must accompany the extension request and be a non-refundable certified or cashier's check or money order in the full amount of the 15 day extension.

This fee is based on the Contract Sales Price:

Contract Sales Price of \$25,000 or less	Extension Fee is \$150 (\$10 per day)
Contract Sales Price of \$25,001 to \$50,000	Extension Fee is \$225 (\$15 per day)
Contract Sales Price over \$50,000	Extension Fee is \$375 (\$25 per day)

3. At the time of closing, the unused extension fees, if any, will be prorated to the Purchaser
4. The granting of an initial extension period does not obligate Seller to grant additional extensions.
5. Extension fees will be retained by Seller if a closing does not occur.

Buyer Certification:

I/we have read and understand this policy and agree to abide by the above policy.

Signatures:

DocuSigned by:
Eli Torres 03/14/2019 | 2:21:08 CDT
 EAFB230B712B4CB...

(Purchaser)

(Purchaser)

(Purchaser)

(Purchaser)

**PURCHASER'S RIGHTS AND RESPONSIBILITIES
Addendum to HUD-9548 Sales Contract**

FHA CASE NO.: 412-549245

PROPERTY ADDRESS: 4207 NORFOLK AVE LORAIN, OH 44055

PRINTED NAME(S) OF PURCHASER(S): THEM PROPERTIES LLC

CONDITION OF PROPERTY

HUD makes no representations or warranties concerning the condition of this property, including, but not limited to, mechanical and operating systems (electrical, plumbing, sewage, kitchen appliances, heating and air conditioning), dry basement, roof, structural condition, or compliance with local codes, zoning, or building requirements.

HUD will authorize NO repairs to this property. The prohibition of repairs, regardless of the nature or severity of a defect or code violation, extends to all latent (unknown) defects or code violations discovered at any time, including after the closing date. Purchaser(s) are fully responsible for satisfying themselves as to the full condition of this property and any laws, regulations or ordinances affecting this property.

THE IMPORTANCE OF A HOME INSPECTION

HUD does not warrant the condition of a property. It is important for you to have a home inspection performed on the property you wish to purchase in order to identify any possible defects. Up to \$200 of the cost to perform the inspection may be financed into your FHA mortgage.

15-DAY CONTRACT CANCELLATION CONTINGENCY FOR CONTRACTS OWNER OCCUPANT

Owner Occupant Purchaser(s) may request that the Sales Contract be canceled if, within 15 days of HUD's acceptance, the property is inspected by a professional home inspector who discovers a structural, roof, system defect, or non-compliance with local codes, zoning, or building requirements that were not previously disclosed and HUD elects not to correct, or if within such 15 day period, the property is inspected for the presence of radon by a professional radon inspector to an extent unsatisfactory to you.

A copy of the property inspection report, or radon test report, as applicable, must be attached to the cancellation request.

The cancellation contingency is limited to structural, roof, defective components within the mechanical and operating systems (which include the electrical, plumbing, sewage, heating and air conditioning systems only) or noncompliance with local codes, zoning, or building requirements. Kitchen appliances, window air conditioner units, light fixtures, receptacles and switch covers are not included in the operating systems. Equipment age or energy efficiency ratings are not included in the cancellation contingency. The earnest money deposit will be returned to owner occupant purchasers ONLY if HUD concurs with the home inspection report finding(s).

OTHER IMPORTANT INFORMATION

The purchaser has the right to make a final inspection of this property 24 hours prior to closing. This is an "as-is" sale and HUD will not make any repairs. Failure to close may result in forfeiture of earnest money. In case of credit denial, all or part of the earnest money may be refunded. It is the broker/agent's responsibility to submit the credit denial letter to Asset Manager, within ten (10) business days. Failure to do so will result in forfeiture of all earnest money. Closing agents will not release funds until processing is completed by the HUD office. Extensions must be requested before expiration of the contract. Extension

fees are non-refundable. I acknowledge that I am not allowed to occupy or make repairs to the property prior to closing. If I am employed by the U.S. Department of Housing and Urban Development (HUD), or if I am related by blood, marriage, or law to a HUD employee, I must have prior approval before signing a HUD sales contract.

Buyer should have an Abstract covering the property examined by an attorney of Buyer's selection or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is to be obtained, Buyer should obtain commitment for Title Insurance (the Commitment) which should be examined by an attorney of Buyer's choice at or prior to closing. All locks should be replaced or re-keyed at Purchaser's expense.

HUD'S LISTED PRICE

PURCHASER(S) MAY BID ABOVE OR BELOW HUD'S LISTED PRICE.

PURCHASER(S) ACKNOWLEDGE THAT HUD'S LISTED PRICE OF THIS PROPERTY

IS \$ 44,000.00 . _____ ET Buyer's Initials

The above information was explained to the purchaser(s) by:

DocuSigned by:
Andrew Morris 03/14/2019 | 1:56:23 CDT

Signature of Broker/Agent Date

I/We acknowledge receipt and understanding of the "PURCHASER'S RIGHTS AND RESPONSIBILITIES" addendum.

DocuSigned by: <u>Eli Torres</u> Signature of Purchaser	03/14/2019 2:21:08 CDT _____ Date	_____ Signature of Purchaser	_____ Date
_____ Signature of Purchaser	_____ Date	_____ Signature of Purchaser	_____ Date

U.S. Department of Housing and Urban Development (HUD) Closing Instructions and Certification

The following are general settlement instructions and do not provide all specific instructions for sales under special programs.

FHA Case Number: 412-549245

Property Address: 4207 NORFOLK AVE

LORAIN, OH 44055

Purchaser: THEM PROPERTIES LLC Purchaser: _____

Purchaser: _____ Purchaser: _____

Date of HUD's Ownership: 01/11/2019

Percent of Discount Buyer Received: 0

Special Instructions:

All closing packages must be submitted in the Yardi portal 5 days prior to closing.

As settlement/title company/agent, you must adhere to the following closing instructions to close this sale between the US Department of Housing and Urban Development (HUD) and the buyer identified on the attached executed sales contract. If you are unable to perform these tasks within the required time frame (as defined on Line 9 of the HUD Form 9548), please notify the buyer's Real Estate agent immediately so the buyer can select a different settlement/ title company.

As a settlement/title company, you must meet all **applicable** local and state standards as well as those required by HUD.

You must close this sale for only the buyer(s) identified on the executed sales contract, or amendment/addendum which has been executed by the buyers and HUD's delegated Asset Manager.

REAL ESTATE TAXES: Real estate taxes for the current year shall be pro-rated through the date of closing. HUD will only pay for taxes currently due and will not pay or reimburse any party after closing if real estate taxes are reassessed by local government.

HOMEOWNER ASSOCIATION (HOA) FEES/DUES: HUD will pay for HOA fees/ dues pro-rated from the date of HUD's ownership **through** the date of closing. HUD will only pay for HOA fees/dues that are the responsibility of HUD during its ownership in accordance with State Statues.

RENTAL MONIES: You shall verify with the Asset Manager that all rental monies due HUD have been collected outside settlement if the buyer is an approved HUD tenant. If any due amounts have not been paid, you shall ensure such payment is made at time of closing.

SPECIAL PROGRAMS: HUD has a number of special programs, including the Good Neighbor Next Door (GNND) Sales program, in which the buyer receives a discount off the purchase price, as indicated on the executed sales contract. Such discounts are to be reflected of Line 507 of Form HUD-1, Settlement Statement or Section L, Other Credits of the Closing Disclosure.

Further, some sales such as those under GNND require a second Note and Deed of Trust/ Mortgage and/or a Land Use Restriction Addendum. If applicable to this sale, special instructions for the completion of those documents are attached or will be supplied by the Asset Manager.

For properties covered by an Asset Control Area (ACA) Agreement, the Asset Manager, will provide additional closing instructions.

CLOSING COSTS: HUD will pay up to the amount on Line 5 of the executed sales contract, or up to 3% of the sales price, whichever is less, towards reasonable and customary closing costs and the amount shall be annotated on the HUD 1/Closing Disclosure in accordance with RESPA. Any unused portion will be credited to HUD's proceeds. (Customary Loan Origination Fee is up to 1% of the mortgage; 1.5% on a 203(k) loan)

Buyer Select Closing Fee: The purchaser is primarily responsible for any and all closing fees up to the maximum allowed per State Law and Regulatory requirements. The buyer may apply amounts listed on Line 5 of the sales contract for payment of closing fees.

Recording fees for the Special Warranty/Grant Deeds transferring ownership from HUD to the buyer as stated on the executed sales contract, for the second Note/ Deed of Trust, if required for special HUD programs, and for special addendums, if required, such as Land Use Restriction Addendum, are the expense of the buyer. This expense may be covered from funds on Line 5 of the executed sales contract. If the buyer did not request funds on line 5, the amount to cover the cost of recording shall be collected from the buyer at closing.

HUD-1/CLOSING DISCLOSURE PREPARATION: You must accurately prepare the Preliminary HUD-1 or Settlement Statement/Closing Disclosure and provide it to Asset Manager at least 5 business days in advance of the scheduled closing date for their review, approval, and return prior to closing. This can be accomplished electronically.

DEED PREPARATION: You must prepare a Special Warranty or Grant Deed (where applicable) and provide it to the Asset Manager at least five (5) business days prior to the scheduled closing. The Deed can be sent to Asset Manager electronically. Asset Manager will execute, notarize, and return the original Deed via overnight delivery. Include a return address which is accessible by their overnight mail carrier.

EXTENSIONS: If an extension is required, the purchaser's real estate broker will submit the required closing extension request form, along with the extension fee, to the Asset Manager prior to expiration of

the sales contract. The Asset Manager will provide you with an electronic notification of the approval and copy of the executed extension agreement which will provide you with the new contract expiration date. The Asset Manager will also provide the amount of the extension fee that was collected. In no case shall a closing take place on an expired contract.

WIRE PROCEEDS: You must wire proceeds to the US Treasury via FEDWIRE the day of but not later than the next available banking day after closing, ensuring the amount matches that of the executed HUD-1/Closing Disclosure. The **FHA Case Number** is required on the wire transfer. The Asset manager will provide specific wiring instructions, including the form to be used.

DEED RECORDING: You must ensure the deed is delivered for recording to the appropriate county recorder's office no later than one (1) business day after closing.

NOTIFICATION OF CLOSING: You must notify the Asset Manager via email PHILADELPHIA.CLOSING@SAGEACQ.COM on the day the closing occurs. You must also notify the Asset Manager via email PHILADELPHIA.CLOSING@SAGEACQ.COM if the closing does not occur on or before contract expiration date.

CLOSING PACKAGE: You must deliver a complete closing package to Asset Manager not more than three (3) business days after the closing is completed. The post-closing package shall include:

- Final HUD-1/Closing Disclosure and the Certification;
- Copy of the wire of proceeds transfer confirmation;
- Evidence that the deed was delivered for recording;
- Copy of any invoice HUD paid at closing;
- Copy of disbursement log, accounting for all incoming and outgoing funds related to this transaction; and,
- For special program sales: Original Note and copy of GNND or ACA Deed of Trust or Mortgage, with evidence it was delivered for recording.

Submit closing package to the Asset Manager:

SAGE ACQUISITIONS LLC

1515 MARKET STREET, SUITE 1200

PHILADELPHIA, PA 19102

PHILADELPHIA.CLOSING@SAGEACQ.COM

CANCELED SALE: If the sale is canceled and is not immediately rescheduled, the deed must be returned to Asset Manager within two (2) business days of the original scheduled closing date. If the sale does not close on the scheduled date, notify Asset Manager immediately via email

PHILADELPHIA.CLOSING@SAGEACQ.COM as to the date the closing is rescheduled or if it has been canceled. If the sale has not been rescheduled or is canceled, the Closing Company shall scan the original of the signed deed, marked VOID in large letters across the front, and electronically deliver it to Asset Manager no later than the second business day after a closing is cancelled. The original document

will then be mailed to the Asset Manager that same day, along with the earnest money deposit and extension fees that are in your possession.

FORFEITED EARNEST MONEY: Comply with the earnest money forfeiture policy that was signed by the buyer(s) and is part of the executed sales contract package. Earnest money forfeitures are to be sent to the Asset Manager, payable to HUD, within 3 business days of the earnest money disposition issued by the Asset Manager or expiration of the contract whichever shall occur first.

Standards for Acceptable Closing Companies.

Buyer Selected Closing Companies (BSCC) must certify that they meet the following standards:

1. A BSCC must be an attorney, title company, or escrow company. In addition, any BSCC must meet all requirements of state and local laws (e.g., if the property is in a state that bans attorneys from conducting a closing, an attorney may not be used as a BSCC).
 - a) **Use of attorneys** - An attorney or law firm may act as a BSCC, provided that they are duly licensed to practice law in the state where the property is located and state law allows an attorney to facilitate Real Estate closings.
 - b) **Use of title companies** - A title company may act as a BSCC, provided that they are duly licensed to do business in the state where the property is located, and are regulated by the State Insurance Commission, or similar regulatory agency recognized by the State.
 - c) **Use of Escrow Company** - An escrow company may act as a BSCC, provided that they are duly licensed to do business in the State where the property is located and meet all state legal and regulatory requirements as a recognized and registered escrow company.
2. **Insurance and Closing Protection Letter requirement** - Any BSCC must be covered by Errors and Omissions Insurance of at least \$1,000,000. Title companies shall provide a Closing Protection Letter (CPL) to insure against any improper handling of HUD's proceeds or deed.
3. A BSCC must **complete a one-time registration** to receive a HUD issued Settlement Agent Identifier number.
4. **Conflict of Interest** - A BSCC who has, or whose spouse, children or business associates have, a financial interest in the property shall not be involved in the closing process. Financial interest includes having an equity, creditor, lender, or debtor interest in any corporation, trust, or partnership with a financial interest in the property.
5. **Debarment or suspension** - No attorney, Title Company, Escrow Company, or BSCC, currently debarred, suspended, or otherwise excluded by Administrative Action from participating in Federal programs, may participate in any aspect of the closing or title clearance process.
6. **Non-Discrimination** - No BSCC, employee, or person or entity otherwise authorized to act for a BSCC agent may act in violation of Title VIII of the Civil Rights Act of 1968 (the "Fair Housing Act" Title VIII or Public Law 90-284) or Executive Order 11063. BSCC's, their employees, and any person or entity otherwise authorized to act on behalf of a BSCC shall (1) refrain from discrimination on the basis of race, color, creed, religion, sex, national origin, age or handicap; (2) instruct their staffs in the policies

of nondiscrimination and all applicable local, State, and Federal fair housing and non-discrimination laws.

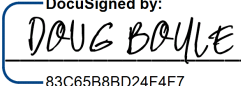
- 7. **Failure to Abide by HUD's Closing Instruction** - HUD reserves the right to sanction or remove any BSCC that does not abide by HUD's Closing Instruction.

Warning: Falsifying information on this or any other form of the Department of Housing and Urban Development is felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years. (18 U.S.C. 1010, 3559; 3571)

You must certify below that you meet the above standards; you understand and will comply with these general instructions and requirements. Subsequent instructions may be provided in writing on a case by case basis by HUD through its Asset Manager.

BSCC: AMERICAN PATRIOT TITLE AGENCY, LLC

Address: 5329 N ABBE ROAD FLYRIA, OH 44035

Authorized Signature:  Date: 03/14/2019 | 6:43:20 CDT

Printed Name: DOUG BOYLE

Telephone: (440) 934-7008 x251

Email: DOUG@AMERICANPATRIOTTITLE.COM

HUD Title Identification: AMERIC0053

State License Number: 35712

**Property Disposition Program
LEAD-BASED PAINT DISCLOSURE
ADDENDUM TO SALES CONTRACT**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No.2502-0306

(Expires 04/30/2020)

SELLER HAS NO PERTINENT RECORDS

Public reporting burden for this collection of information is estimated to average 6 minutes each for the Purchaser and the Broker, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required in order to administer the HUD Lead Disclosure Rule (24 CFR Part 35). If this information were not collected, HUD would not be able to administer the Property Disposition Sales

Program properly to avoid waste, mismanagement, and abuse. The information will be retained by the Department as part of the transaction record for a property disposition action. Failure to provide this information could affect your participation in the HUD Homes program.

Warning: Falsifying information on this or any other form of the Department is a felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years. Failure to adhere to the residency and resale requirements may result in administrative sanctions being taken against the purchaser.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

**SELLER HAS NO RECORDS OR REPORTS PERTAINING TO LEAD -BASED PAINT AND/OR
LEAD-BASED PAINT HAZARDS**

Property Case #: 412-549245
Property Address: 4207 NORFOLK AVE
LORAIN, OH 44055

Lead Warning Statement

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead -based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead -based paint hazards from risk assessments or inspections in HUD's possession and notify the Purchaser of any known lead -based paint hazards. A risk assessment or inspection for possible lead -based paint hazards is recommended prior to purchase.

Inspection Contingency

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Purchaser has a contingency period that expires fifteen (15) calendar days from the date the contract is accepted by HUD to conduct at the Purchaser's expense, an independent lead -based paint inspection visual assessment for deteriorated paint or risk assessment. The Purchaser may withdraw from the contract by providing written notice of withdrawal on or before the contingency expiration date (as evidenced by the postmark on the Purchaser's notice of withdrawal). The Purchaser will be entitled to a refund of earnest money only if the Purchaser obtains an independent lead-based paint inspection or risk assessment performed by a Certified Lead-Based Paint Inspector or Risk Assessor, and the Purchaser provides HUD with a copy of the inspection report.

Financing Type (Selling Broker to initial applicable clause)

 ^x No FHA Financing of Property constructed Prior to 1978: The purchase of this property is not being financed with an FHA insured loan. The Purchaser has an inspection contingency that expires 15 days from the date of the Purchaser's signature below. The property is being sold as is with respect to all conditions including, subject to the above contingency, the potential presence of lead-based paint and/or lead-based paint hazards.

 Any FHA Financing Except 203(k): This property is being sold subject to FHA insured financing under any program other than a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the inspection report to the Selling Broker by overnight delivery service along with a paint stabilization plan and cost estimate if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate.

If deteriorated lead-based paint was identified in the Report, HUD will only perform stabilization if the cost estimate is \$4000.00 or less. If the cost estimate is greater than \$4000.00, HUD at its sole discretion may: (1) cancel the sales contract, or (2) allow the purchaser to amend the contract financing to FHA 203k or conventional. In the event that HUD cancels the sale, the purchaser will be entitled to a 100% refund of earnest money.

If the cost estimate is \$4000.00 or less and the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to HUD of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date the contract is accepted by HUD or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the inspection Report and the Purchaser does not exercise its option to withdraw from the sales contract, HUD will stabilize the deteriorated lead-based paint in accordance with the stabilization plan and obtain lead clearance by the close of the escrow period or any extensions thereof.

 FHA 203(k) Financing: This property is being sold subject to a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the Report to the Purchaser by overnight delivery service along with a lead-based paint stabilization plan if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate. If the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to the Seller of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date of the Purchaser's signature below, or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the Report and the Purchaser does not exercise its option to withdraw from the sale contract, the Purchaser shall stabilize the deteriorated lead based paint as part of its work plan for the property rehabilitation and shall obtain lead clearance before occupancy. Purchaser shall complete the 203(k) Rehabilitation Financing Lead Agreement form HUD-9548-G.

Purchaser Acknowledgement (initial)

ET Purchaser has received the EPA-approved pamphlet "Protect Your Family from Lead in Your Home."

ET Purchaser has received a 15-day opportunity to conduct a inspection or risk assessment for the presence of lead-based paint and/or lead-based paint hazards.

Selling Broker Acknowledgement (initial)

AM Selling Broker is aware of his/her responsibility to ensure compliance with the 42 U.S.C. 2852d.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

DocuSigned by:
Eli Torres (Purchaser 1) 03/14/2019 | 2:21:08 CDT
EAFB230B712B4CB...

(Purchaser 2)

(Purchaser 3)

(Purchaser 4)

DocuSigned by:
Andrew Morris (Selling Broker) 03/14/2019 | 1:56:23 CDT
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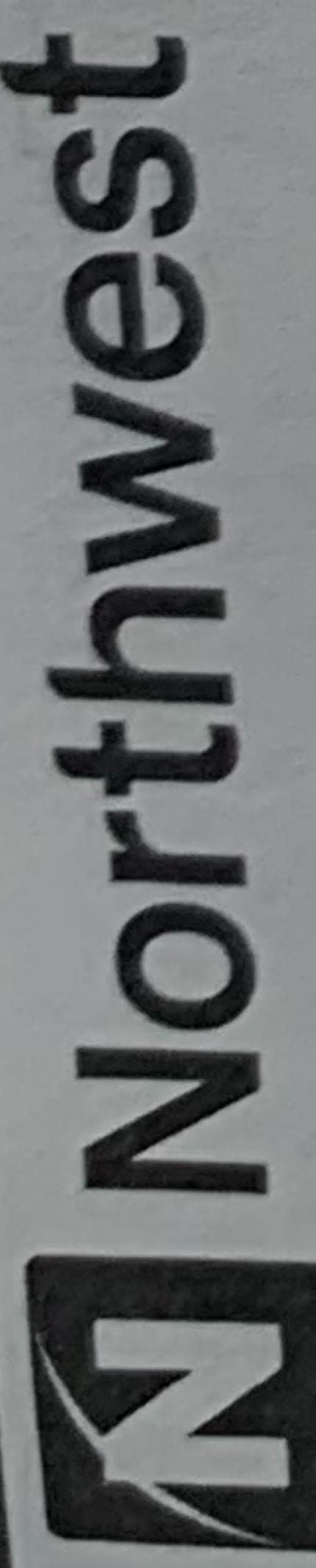
DocuSigned by:
Keagan Purfari (Asset Manager) 03/15/2019 | 1:09:34 CDT
10F2188DBFFB4C8...

RAY HOUGH COMPANY INC. (724) 746-9130

70-01-04A
M 986318

THIS DOCUMENT HAS INVISIBLE FLUORESCENT FIBERS - VIEW UNDER BLACK LIGHT - TRUE WATERMARK IN PAPER - HOLD TO LIGHT TO VIEW

CASHIER'S CHECK



NO. 299525

60-7421
2433

DATE 03/13/2019
AMOUNT \$500.00

REMITTER: THEM PROPERTIES LLC

PAY Five Hundred AND 00/100

TO THE ORDER OF AMERICAN PATRIOT TITLE

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED
BEFORE ANY OFFICIAL CHECK OF THIS BANK WILL BE
REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED
OR STOLEN.

[Signature]
AUTHORIZED SIGNATURE

MP

DOCUMENT CONTAINS A COLORED BACKGROUND AND MICRO-PRINT SIGNATURE LINE - MAGNIFY TO VIEW

⑆ 299525⑆ ⑆ 243374218⑆ 004990032⑆

NORTHWEST

004990032
DETACH AND RETAIN THIS STATEMENT

CASHIER'S CHECK

Date: 03/13/2019
Branch: 506
Teller: 0002
Check Number: 299525
Amount: \$500.00



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
09/07/2018	201825002626	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

RUSSO & ASSOCIATES, LLC
21380 LORAIN RD
SUITE 201
FAIRVIEW PARK, OH 44126

**STATE OF OHIO
CERTIFICATE**

**Ohio Secretary of State, Jon Husted
4229039**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
THEM PROPERTIES, LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG
Effective Date: 09/08/2018

Document No(s):

201825002626



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
7th day of September, A.D. 2018.

Ohio Secretary of State

Form 533A Prescribed by:

Date Electronically Filed: 9/7/2018

JON HUSTED
Ohio Secretary of State



Toll Free: (877) SOS-FILE (877-767-3453) | Central Ohio: (614) 466-3910
www.OhioSecretaryofState.gov | busserv@OhioSecretaryofState.gov
File online or for more information: www.OHBusinessCentral.com

[For screen readers, follow instructions located at this path.](#)

Articles of Organization for a Domestic Limited Liability Company

Filing Fee: \$99
Form Must Be Typed

CHECK ONLY ONE (1) BOX

(1) Articles of Organization for Domestic For-Profit Limited Liability Company (115-LCA)

(2) Articles of Organization for Domestic Nonprofit Limited Liability Company (115-LCA)

Name of Limited Liability Company

(Name must include one of the following words or abbreviations: "limited liability company," "limited," "LLC," "L.L.C.," "ltd.," or "ltd".)

Optional: Effective Date (MM/DD/YYYY)

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Optional: This limited liability company shall exist for

Period of Existence

Optional: Purpose

**** Note for Nonprofit LLCs**

The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit limited liability company secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

Original Appointment of Statutory Agent

The undersigned authorized member(s), manager(s) or representative(s) of

THEM PROPERTIES, LLC

(Name of Limited Liability Company)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

ANGELO RUSSO

(Name of Statutory Agent)

21380 LORAIN RD., STE. 201

(Mailing Address)

FAIRVIEW PARK

(Mailing City)

OH

(Mailing State)

44126

(Mailing ZIP Code)

Acceptance of Appointment

The Undersigned, ANGELO RUSSO, named herein as the
(Name of Statutory Agent)

Statutory agent for THEM PROPERTIES, LLC
(Name of Limited Liability Company)

hereby acknowledges and accepts the appointment of statutory agent for said limited liability company.

Statutory Agent Signature ANGELO RUSSO
(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by a member, manager or other representative.

ANGELO RUSSO

Signature

By (if applicable)

If the authorized representative is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

Print Name

If the authorized representative is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name



THE NORTH COAST COMMERCIAL GROUP

March 13th, 2019

To whom it may concern:

4207 Norfolk Ave

Lorain, Ohio 44053

This letter is to advise you that Northcoast Commercial Group LLC reviewed an application and approved T H E M Properties LLC in the amount of thirty six thousand one hundred seven dollars (\$36107). Thirty six thousand one hundred seven dollars (\$36107) is to be used to fund the cash purchase. This loan is subject to the execution and delivery of Northcoast Commercial Group LLC's usual and customary loan documents, POS inspection report and the issuance of an A.L.T.A. Loan Policy insuring the propriety of Northcoast Commercial Group LLC's mortgage.

If there are any questions, please contact me at 440-364-9954 or nwolf@nccgfinancing.com

Very truly yours,

A handwritten signature in black ink, appearing to read 'Neal Wolf', is written over a light blue horizontal line.

Neal Wolf,

North Coast Commercial Group, LLC

Closing Contacts Philadelphia



Forms and Deed templates are available at sageacq.com/Philadelphia-hoc-region/

Please ensure that the HUD Case Number is added to all documents

Submit Amendments	Philadelphia.Amendment@SageAcq.com
Submit Extensions	Philadelphia.Extension@SageAcq.com
Submit Cancellations	Philadelphia.Cancellation@SageAcq.com

Upload Prelim Packages (Settlement, Deed & Tax Cert) ready for review and approval by Sage Acquisitions **to P260 under “Prelim HUD-1”**.

Upload Post-Closing Packages **to P260 under “Closing Package” or “Final HUD-1”**.

Reactivate access to P260	BSCA.Atlanta@SageAcq.com
Property Invoices to be paid (Submit 10 days prior to closing)	Closing.Invoice@SageAcq.com
LBP or Termite (WDO) Questions	Philadelphia.LBPWDO@SageAcq.com
Vandalism / Change in Condition	Philadelphia.Vandalism@SageAcq.com
Title Questions / Commitments	Compliance@SageAcq.com

Home Inspection or Utility Activations will be coordinated with the FSM and may require a deposit for the activation of the utilities and re-winterization process. Go to the Property Contacts tab on the HUD Homestore for FSM contact information.



Closing FAQ's

1. **How do I schedule my closing?**

Please upload your complete closing package as one attachment into the Yardi Portal. Your closing will be assigned to a specialist for review. You will be contacted directly with any corrections or issues with the closing date.

2. **What is the link to access Yardi's P260 Portal and upload my closing package?**

https://www.hudp260.com/Pages/Resources/hudtraining_mm3_portal.aspx

3. **What is the number to Yardi's P260 helpdesk?**

805-699-2053

4. **Where do I upload the preliminary HUD-1 Package in the Portal?**

On the Functions menu, click **Add Attachments**. In the category field, select **Settlement** and subcategory select **Prelim HUD-1**. Please **do not use** any other category or subcategory. Use of the wrong category may delay your approval.

5. **What documents are to be included in the Prelim HUD-1 Package?**

HUD-1 Settlement Statement (lender approved), tax bills, signed closing instructions, outstanding invoices, and warranty deed with return address instructions.

6. **When should the Prelim HUD-1 Package be uploaded for closing?**

Your package should be uploaded no later than five (5) days prior to closing. It is not necessary to request a closing date or schedule your closing with Sage Acquisitions.

7. **When and where should I send outstanding invoices to be paid by the seller?**

Invoices should be submitted no later than 10 days prior to the closing to your assigned compliance specialist. All bills must be sent in advance of closing. Please refer to your executed contract email for your compliance specialist.

8. **Will all closing requests be accommodated?**

If the package is uploaded timely and there are no outstanding bills/demands/issues preventing closing, the assigned specialist will work to accommodate your requested closing.

9. **Where do I submit any HUD-1 revisions?**

Please email them to the HUD reviewer assigned to your file. Revisions should be sent after your initial package is reviewed. Please do not upload multiple packages to the portal.

10. **How do I know if the Prelim HUD-1 has been received?**

An email notification will be sent to the primary email address on file that is associated with your Title ID.

11. **What should I do with the Final Post Closing Package?**

Within 24 hours of closing, update the Actual Close Date in P260 and then upload the Post Closing Package to the portal under the **Settlement** category and then **Final HUD-1** subcategory. Do not use any other category.

12. **Who do I contact for general closing related questions?**

Sage Acquisitions' Customer Service Department can assist you with most general closing related questions. In the event they cannot, they will escalate to a closing team member that can assist you.

13. **What is Sage Acquisitions' Customer Service telephone number?**

Atlanta – 877.369.9018 Denver & Philadelphia – 888.909.5007



U.S. Department of Housing and Urban Development

Homeownership Center
 The Wanamaker Building
 100 Penn Square East
 Philadelphia, Pennsylvania 19107-3389

Sage Acquisitions
 Ms. Machele Redmond
 1515 Market Street, Suite 1800
 Philadelphia, PA 19107

May 31, 2018

RE: Contract Number: DU204SB-15-D-11

Dear Ms. Machele Redmond:

SUBJECT: Delegation of Authority for Contract Area 4P

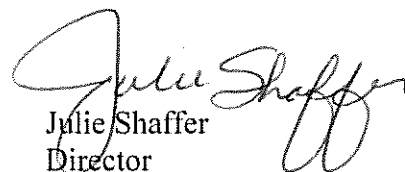
In accordance with the Re-delegation of Authority dated June 20, 2012 and executed by the Assistant Secretary for Housing Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of residential real property acquired by HUD under its insured mortgage programs, including the authority to execute, acknowledge, seal, and deliver any agreement of sale, special warranty deeds, form HUD-1 Settlement Statements, and any other instrument that may be necessary in connection with property management and sales on behalf of the Department, is hereby delegated to:

Machele Redmond	Principal
Nicole Brown	Project Manager
Kim Shannon	Director of Operations
Allyson Lauriti	Compliance Manager
Shannon Judd	Training Manager
LaShaunda Wright	Senior Contract Manager
Kimiko Yamamoto	Principal
Evelyn Favors	Closing Specialist
Marcia Toms	Senior Project Manager
Michael Sladek	Quality Control Manager
Susan Barnhart	Closing Specialist
Keagan Furfari	Contract Manager
Melinda Farley	Closing Specialist
Tina Richardson	Closing Specialist

Effective with the date of this letter, the delegated authority granted in this document shall commence and be in full force and effect. Such delegated authority shall remain in full force and effect until May

31, 2019 unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Shaffer". The signature is fluid and cursive, with the first name "Julie" written in a larger, more prominent script than the last name "Shaffer".

Julie Shaffer
Director
Philadelphia Homeownership Center

Certificate Of Completion

Envelope Id: F0C2D498444A4887A23439E870D17A51	Status: Completed
Subject: HUD Sales Package - 4207 NORFOLK AVE LORAIN, OH 44055 (Case #412-549245)	
Source Envelope:	
Document Pages: 34	Signatures: 16
Certificate Pages: 5	Initials: 12
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Department of Housing and Urban Development (HUD)
Time Zone: (UTC-06:00) Central Time (US & Canada)	430 S Fairview Ave
	Santa Barbara, CA 93117
	donotreply260@yardi.com
	IP Address: 104.156.164.4

Record Tracking

Status: Original 3/14/2019 9:28:28 AM	Holder: Department of Housing and Urban Development (HUD) donotreply260@yardi.com	Location: DocuSign
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Signer Events

Tim Debronsky
TIMDEBRONSKY@GMAIL.COM
Security Level: Email, Account Authentication (None)

Signature

Completed

Using IP Address: 76.120.51.153

Timestamp

Sent: 3/14/2019 9:28:39 AM
Viewed: 3/14/2019 11:59:18 AM
Signed: 3/14/2019 1:50:22 PM

Electronic Record and Signature Disclosure:
Accepted: 4/11/2018 11:09:12 AM
ID: 9ce81e63-1c8d-49d6-9a2a-61aca715507e

Andrew Morris
ANDY@RTSERVE.COM
Trustee
Security Level: Email, Account Authentication (None)

DocuSigned by:

6D8DD52DF3B447C...

Signature Adoption: Pre-selected Style
Using IP Address: 65.31.144.67

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Viewed: 3/14/2019 1:56:03 PM
Signed: 3/14/2019 1:56:23 PM

Electronic Record and Signature Disclosure:
Accepted: 3/14/2019 1:56:03 PM
ID: f135a75b-b261-4eda-838c-1a22fd57f1e4

Eli Torres
ETORRES@EMTPROPERTIES.COM
Security Level: Email, Account Authentication (None)

DocuSigned by:

EAFB230B712B4CB...

Signature Adoption: Pre-selected Style
Using IP Address: 67.149.27.122

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Signed: 3/14/2019 2:21:08 PM

Electronic Record and Signature Disclosure:
Accepted: 3/14/2019 1:59:25 PM
ID: 7219b0a0-1dce-44fa-a103-4a840a89213b

DOUG BOYLE
DOUG@AMERICANPATRIOTTITLE.COM
Security Level: Email, Account Authentication (None)


DocuSigned by:

83C65B88BD24F4F7...

Signature Adoption: Pre-selected Style
Using IP Address: 72.160.158.203

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Signed: 3/14/2019 6:43:20 PM

Electronic Record and Signature Disclosure:
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ID: d3ac3da4-7c91-469a-8ec0-dc4d422bd121


Signer Events	Signature	Timestamp
Keagan Furfari keagan.furfari@sageacq.com Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 96.93.23.243	Sent: 3/15/2019 1:01:39 PM Viewed: 3/15/2019 1:08:59 PM Signed: 3/15/2019 1:09:34 PM

Electronic Record and Signature Disclosure:
 Accepted: 3/15/2019 1:08:59 PM
 ID: 469f1726-1e9c-41d4-9ea9-dfcea07f006

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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SAGE ACQUISITIONS LLC PHILLY.CONTRACT@SAGEACQ.COM Security Level: Email, Account Authentication (None)	 Using IP Address: 96.93.23.243	Sent: 3/14/2019 6:43:26 PM Viewed: 3/15/2019 1:01:30 PM Completed: 3/15/2019 1:01:38 PM
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Electronic Record and Signature Disclosure:
 Accepted: 7/27/2017 2:41:26 PM
 ID: 3fd981eb-458f-4d44-8d09-9bb24e610503

Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	3/15/2019 1:08:59 PM
Signing Complete	Security Checked	3/15/2019 1:09:34 PM
Completed	Security Checked	3/15/2019 1:09:34 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

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How to contact HUD:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise HUD of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you

were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify HUD as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by HUD during the course of my relationship with you.