EQUAL HOUSING OPPORTUNITY

COMMON MINIMUM

PROPERTY REQUIREMENTS (MPRs)

REPAIRS FOR LIMITED 203(k) PROGRAM

MPR items are required repairs that all contractors should include in their estimate, prior to submitting it for consideration

MORTGAGE POSSIBLE
NMLS 3277

Scott Nicholson
NMLS 298536
Mortgage Loan Originator
D: (562) 280-2010 | M: (562) 225-0769
scott.nicholson@mortgagepossible.com
6131 Orangethorpe Avenue Suite 500
Buena Park, CA 90620

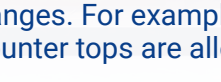
Turn over for important information about eligible Minimum Property Requirement repairs

Common MPR repairs eligible under the Limited 203(k) program

Structure

- Missing siding
- Missing or broken windows
- Minor remodeling such as remodeling of kitchen including replacement of kitchen base cabinets and counter tops as required to accommodate sink and plumbing fixtures
- Damaged / missing attached garage door
- Security bar removal if no release latch is present
- Grading / drainage issues (standing water against the foundation or obvious grade issues)
- Dampness / standing water in basement or crawlspace
- Remediation of mold present in the property
- Removal of non-conforming kitchen
- Exterior and interior painting
- Weatherization i.e. protecting the property from adverse weather; includes installation of storm windows and doors, insulation, weather stripping, etc.
- Repair, replacement, or the addition of exterior decks, patios, and porches
- Installing or repairing fences, walkways, and driveways
- Repair of existing swimming pools
- Minor basement remodeling which does not include major structural changes. For example: installation of cabinets & counter tops are allowed
- Basement waterproofing

Roof



- Gutters - loose or missing
- Leaking roof - any evidence of water leak
- Visibly worn or curling shingles / roof at end of useful life - less than two years of remaining life
- Fascia - missing, damaged, or rotting
- Downspouts - loose, damaged, or missing

Note:
Total amount of repairs may not exceed $35,000 under limited 203(k).

Plumbing

- Burst, missing, severed / frozen lines, low pressure / no pressure
- Major leaks
- Missing water heater
- Damaged relic valves (water heater)
- Damaged or missing sink and tub fixtures

Electrical

- Missing switch and outlet cover plates (exposure to electrical contact)
- Non-working outlets
- Exposed / severed wires that are not capped
- Missing / damaged electrical service panel
- Missing / damaged electrical service meter

Heating, Ventilation, and Air Conditioning (HVAC)

- Inoperable Furnace - repair or replace as needed
- Missing furnace - replace as needed
- Missing / damaged thermostat
- Missing / damaged duct work
- Missing vent registers
- Missing boiler supply or return lines
- Missing air conditioning units if subject property is present in an area of warmer climate where presence of air conditioning units is typical to the area

Miscellaneous

- Evidence of hazardous material on or in the improvements such as lead based paint stabilization or abatement of lead based paint hazards
- Evidence of underground storage tanks
- Well or septic system repair or replacement
- Purchase and installation of appliances, including free-standing ranges, refrigerators, washers / dryers, dishwashers, and microwaves

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