

Notice to *HomePath*[®] Program Buyers Regarding Appraisals

Form 10

Application/Loan number:

Buyer Name:

Buyer Name:

HomePath Property Address:

City, state, zip:

Lender:

The *HomePath*[®] property identified above is currently owned by Fannie Mae, and is being offered for sale through the Fannie Mae *HomePath* program. Under the *HomePath* program, Lenders are instructed to rely only on the sale price of the *HomePath* property in determining the value of the property for underwriting and loan approval purposes.

The Buyer may obtain an appraisal on the *HomePath* property, and the Lender strongly recommends that Buyer obtain an appraisal in order to acquire an independent value of the *HomePath* property. However, the Buyer must order the appraisal from an appraiser they select and the appraisal must be paid for by the Buyer outside of the loan transaction. Lenders and/or brokers may not request a copy of any appraisal obtained by the Buyer in connection with a *HomePath* purchase, and lenders will not accept a copy of any appraisal obtained by a Buyer for a *HomePath* property. **Any appraisal obtained by the Buyer on a *HomePath* property is for the use and information of the Buyer only, and will not be considered by lenders for any purposes on the loan transaction related to the purchase of the *HomePath* property. However, the Buyer may provide the appraisal or information contained in the appraisal to Fannie Mae.** The only property value that will be used for purposes of any loan made with regard to the *HomePath* property is the sales price as evidenced by the sales contract between Buyer(s) and Fannie Mae.

Notice Regarding Transfer of Title on *HomePath* Properties

Upon the purchase of a *HomePath* property, Fannie Mae will execute a quitclaim deed to transfer title of the property to you. This deed only releases Fannie Mae's claim to the property and provides **no** guarantee that the title is free of other liens or claims. The Lender strongly recommends that you purchase an owner's title insurance policy to protect you against other claims to the property.

Notice Regarding Home Inspections

In considering the purchase of a *HomePath* property, you should be aware that Fannie Mae will not make any representations or warranties regarding the condition of the property. The Lender strongly recommends that you obtain a home inspection from a qualified inspector prior to purchasing a *HomePath* property. However, the Buyer must order the home inspection from an inspector they select and the home inspection must be paid for by the Buyer outside of the loan transaction. **Any home inspection obtained by the Buyer on a *HomePath* property is for the use and information of the Buyer only, and will not be considered by lenders for any purposes on the loan transaction related to the purchase of the *HomePath* property.** The Fannie Mae Real Estate Purchase Addendum contains a number of limitations regarding your ability to obtain an inspection and object to the condition of the property—please review this Addendum thoroughly before signing it.

Buyer(s) hereby acknowledge(s) receipt of this Notice and agrees to the conditions stated above with regard to the application, underwriting or approval of any loan related to the *HomePath* property.

By signing below, you acknowledge that you received this disclosure in ample time, but in no event less than five business days prior to your loan closing, to take action on the information in this disclosure if desired.

Buyer

Date

Buyer

Date