

WHY BUY A HUD HOME?

- HUD pays the real estate agent's commission for you
- HUD will pay up to 3% of your closing costs
- HUD Homes are sold at fair-market value
- HUD promotes home ownership and caters to owner-occupants by offering homebuyers the opportunity to make offers *before* investors are able to make offers on the homes
- HUD offers discounts on many of its homes through several special programs available to different types of homebuyers

Moving forward to expand Homeownership in Georgia!

PEMCO, Ltd.

www.HUDPEMCO.com
Phone: 404-995-7111
E-mail: hudpemco@aol.com



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BUYING A HUD HOME IN GEORGIA

A Buyer's Guide to the HUD Home Sales Process



VIEW ALL GEORGIA HUD HOMES FOR SALE AT:

www.HUDPEMCO.com

IN THE MARKET?

IT'S TIME TO CONSIDER YOUR OPTIONS ...



Finding affordable housing in today's market can be difficult, even for the savviest of buyers.

From endless drive-bys to searching thousands of websites, the process can be overwhelming — especially for a first-time homebuyer!

Today's Georgia buyers should consider their options in the buying process, and consider the benefits of purchasing a HUD Home. The U.S. Department of Housing and Urban Development (HUD) makes it their mission to increase homeownership, support community development and increase access to affordable housing free from discrimination. The entire HUD Sales Process in the state is managed by a single company contracted directly by HUD. What that means for buyers is that they have a single point of contact for every HUD Home and have a single listing website showcasing every available HUD Property in the State. Take the complications out of your home search and buying process — it's time to look at buying a Georgia HUD Home!

This is just one of the many HUD Properties available for sale in Georgia.



What is a HUD Home?

A HUD Home is a residential property acquired by HUD as a result of a foreclosure on an FHA-insured mortgage. Once acquired by HUD, the property is offered for sale at fair-market value to recover the loss on the foreclosure claim. All HUD Homes are sold strictly "as is."

Who Can Buy a HUD Home?

Everyone! Generally speaking, as long as you can finance the home, you are able to buy a HUD Home. HUD Homes are initially offered to owner-occupant purchasers (people who are buying the home as their primary residence). Following the priority period for owner occupants, unsold properties are available to all buyers, including investors.

How do I Find a HUD Home?

All HUD properties which are available for purchase by the general public are offered for sale on an Internet Listing Site run by a management company contracted by HUD. In Georgia, HUD's Management Company is PEMCO, Ltd. The Internet Listing Site for the Homes is www.HUDPEMCO.com (Select: Find Available Houses — General Listings / Georgia)

From this website, you can also search for a HUD-registered selling agent, who will be able to show you HUD Homes, explain the HUD Selling Process, and make an offer on a HUD Home on your behalf. You can also learn more about the HUD buying process or sign up for a buyer's seminar about HUD Homes.

HUD SPECIAL PROGRAMS

HUD offers homes for sale in Special Programs, where qualified buyers can purchase available properties at a discount and with other incentives before these

properties are offered for sale to the general public. Discounts on qualifying homes are available to hurricane disaster victims in the Disaster Evacuee Participants program (DEP), and also to firefighters, teachers, police officers and EMTs in HUD's Good Neighbor Next Door program (GNND).

To learn more about these programs, their expiration and the qualifications to the buyer and property for sale, please visit our website, www.HUDPEMCO.com, and select the "Special Programs" link.



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