

# Well, Septic, Termite & Home Warranty Letters



<u>Loan Type</u>	<u>Well Letter</u>	<u>Septic Letter</u>	<u>Termite Letter</u>	<u>Home Warranty</u>
<b><u>Conventional</u></b> New Const Resale Occupied Vacant	No No No	Yes No No	No No No	No No No
<b><u>FHA</u></b> New Const Resale Occupied Vacant	Yes No No	Yes* No* Underwriter*	Yes No No	No** No No
<b><u>VA</u></b> New Const Resale Occupied Vacant	Yes No Yes	Yes No No	Yes*** Yes*** Yes***	No**** No No

For all above - letter required if appraiser finds malfunctions or problems with system. Hold harmless signed at closing.

\*If property is on septic and public sewer is available FHA requires to be hooked up unless it exceeds 3% of contract (cost prohibited)

\*\* No Warranty required if copy of building permit and a copy of the certificate of occupancy along with a 1 yr builder warranty

\*\*\* Veteran borrower is **not** allowed to pay

\*\*\*\*No Warranty required if the builder provides a one-year VA builders warranty **or** the following; the Veteran acknowledges no warranty issues, The builder certifies that not more that occasionally involved with VA financing and a certificate of occupancy

