



Easy Notes

Well, Septic, Termite & Warranty Letters

	FHA	VA	Conventional
Well Letter (Well letter from county)			

New Construction	Yes	Yes	No
Resale Occupied	No*	No*	No
Vacant	No*	Yes	No

*No letter required unless 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)

Septic Letter (Septic as built sketch-form provided by county-New Construction)

New Construction	Yes	Yes	Yes
Resale Occupied	No*	No*	No*
Vacant	No*	No*	Yes

* No letter required unless 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)

Termite Letter

New Construction	Yes	Yes	No
Resale Occupied	No	Yes	No
Vacant	No	Yes	No

When a termite inspection states active or previous infestation and Structural related damage was noted then it is mandatory that a certification from a qualified structural engineer/inspector be obtained on all government loans. The inspector cannot be the appraiser.

Home Warranty – 10 Year

New Construction	No*	No**	No
Resale Occupied	No	No	No
Vacant	No	No	No

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

**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

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