

HUD Homes Opinion Survey – Comments by Readers

1. Tell it like it is. The truth about property. Sat, Jan 22, 2011 5:08 PM
2. I am an agent. Some folks are in pursuit of HUD and bankowned properties. I have found more people specifically looking for them than avoiding them. As an agent, I would just as soon not have a buyer looking at them, but I will go where they want and show them what they want. Thu, Jan 20, 2011 5:01 PM
3. Although it would boost sales of these homes, it feels more like a deceitful tactic to move 'damaged goods' - but a buyer generally has no idea which lender holds the 'deed' anyhow. Mon, Jan 17, 2011 12:21 PM
4. What about full disclosure? Surely foreclosure is an important bit of info regarding the property. Do these new rules only affect the marketing ? Mon, Jan 17, 2011 9:34 AM
5. When you Buy a HUD home you have no details and take a leap of faith. HUD houses should be just that: HUD houses. Mon, Jan 17, 2011 8:38 AM
6. This proposal reflects a total lack of ethics on the part of decision makers. The possibility of litigation against the seller and the seller's agent is a real threat. Realtors must disclose to a buyer if the house a buyer wishes to purchase interested in purchasing belongs to a family member. Why should HUD be exempt? These decision makers are relying on caveat emptor! The buyer beware! How sad they will stoop so low to sale a house. There are other ways to market these homes. Reinstate a tax incentive for HUD buyers (and fire these bozos). Mon, Jan 17, 2011 1:16 AM
7. Sometimes when people mention HUD home, they think "low income housing" but in today's market, there is much more variety and this is a matter of just educating the public. Mon, Jan 17, 2011 12:44 AM
8. THE REAL CONCERN IN THIS COUNTRY RIGHT NOW IS -----THAT OUR GOVERNMENT AND IT'S CITIZENS DO NOT WANT TO BE HONEST WITH THE GREAT PEOPLE IN THIS COUNTY THAT DO MAKE VERY GOOD DECISIONS ---WHEN PEOPLE ARE HONEST WITH THEM----I CONSIDER MY SELF TO BE A VERY GOOD CITIZEN & I WANT THE TRUTH ON ALL MATTERSOF CONCERN TO ME -----LARRY Mon, Jan 17, 2011 12:23 AM
9. It would be disingenuous not to disclose such information to the buyer. Sun, Jan 16, 2011 11:31 PM
10. I believe that it should be disclosed. If they don't want to disclose they should stop selling "as-is" and start taking care of those distressed properties. Sun, Jan 16, 2011 11:10 PM
11. It is unethical to leave out details about a listing. Sun, Jan 16, 2011 10:35 PM
12. To me, it doesn't really matter. As long as the price is worth for the condition of the house and they are. thanks, jimmy Sun, Jan 16, 2011 9:56 PM
13. From my little bit of experience from looking at the pc listings for homes is pretty

easy to tell the difference most of the time on a foreclosure.the property usally is in a need of much more work cause the home shows there was,nt no money on upkeep spent. the hud,s seem to be in much worse shape, or is it my imagination? In all truthfulness the huds is just about all i have ever looked at because, of my limited funds.thanks for asking my limited input. Sun, Jan 16, 2011 8:40 PM

14. You have to be kidding me...then again, that's the government for you: trying to deceive all of us. Everyone knows that a HUD listing is far more likely to have 'issues' with the listing: major repairs, mold, structural work, etc, etc. To not list a HUD home as a foreclosure is completely deceptive and against the very spirit of 'greater transparency' that the President promised when he took office. Give me a break. Sun, Jan 16, 2011 8:03 PM
15. HUD is being tricky and shady, everyone should disclose the kind of property they are selling and let buyers decide Sun, Jan 16, 2011 7:55 PM
16. I want to answer "NO" to the 1st 2 questions. I feel like what is being proposed is failure to disclose, which if I did as a seller, I could be charged criminally. Sun, Jan 16, 2011 7:35 PM
17. For a typical owner occupant, knowing a house was a foreclosure may be a negative because of the psychological stigma attached to someone else's misfortune. Sun, Jan 16, 2011 7:19 PM
18. The reason I even look at HUD homes is the value for the price. Now HUD wants to make it seem like the homes they are offering isn't a home that was in distress or foreclosure? Doesn't that seem dishonest? Sun, Jan 16, 2011 7:04 PM
19. I feel that if the buyer is not informed that the property is a HUD house the realtor is not being honest in failing to disclose that. Usually, a foreclosed home needs work and/or appliances. When you show the property and the buyer sees that it's vacant and has a HUD sign in the window they may not want to see it or make an offer on it and you have wasted your time and theirs. Sun, Jan 16, 2011 6:59 PM
20. As an investor I want to know up front if a listing is a HUD. There's no reason for me to waste time on a new HUD listing if I can't bid on it for 30 days. So finding out later is irritating. Sun, Jan 16, 2011 6:26 PM