

From the Offices of:

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Offices in Beaumont, Houston and Katy Texas

EASY, FAST, SIMPLE-SHOWING AND SELLING HUD HOMES HELPFUL TIPS:

Summary: Step 1; HUD listings are under **exclusive agency, a HUD NAID# is Required** so make sure you/your broker has a NAID that is active and not expired (see Step 3 to check NAID Status). Make sure your buyer is viable; **HUD are first listed owner occupant only** then go to all bidders when investors may purchase. Step 2; Showing, make sure the listing is still Active; **always check status on the HUD web site right before showing**, sometimes a bid is accepted but the listing broker has yet to be notified so it may be on the MLS but not on the HUD site. While doing this you will also be able to check the asset status (owner occupant only or open to investors), if it is FHA 203b viable etc. Step 4; **get HUD NAID certified or get recertified**. The process is easy, simple, fast. Step 5: **HUD now does DocuSign®**; all documents can now be done on line. Step 6: HUD programs, HUD is offering the **\$100 move in program until July 31**, details below.

Step 1: EXCLUSIVE AGENCY: A brokerage NAID ID and certification is required to show and to sell this asset, this listing is under exclusive agency and only certified agents can show or sell. Please confirm your broker's NAID ID before attempting to show/sell (see Step 3 below). If your broker is not HUD certified please scroll down (Step 4) and follow the 'How to get HUD Certified' directions. The process is easy, fast and well worth it since HUD insures FHA.

Step 2: SHOWING: All of our HUD listings are placed on Centralized Showing Services: 713-977-7469. Some listings are not in the Houston HAR area but are easily found under the address and or MLS they are placed on (Beaumont, Mid County, Jasper, Central etc.) When showing please secure the asset, lock box and provide feedback. If you have any issues while there please call or text myself or the local listing agent. My mobile is 713-591-0973.

Check Status: *Lastly, right before showing Any HUD listing, enter HUD Case # (usually a 9-digit number, in MLS remarks. Ex. 493-123456) at www.HUDHOMESTORE.com, if the asset does not come up it is not active at that time (usually means a bid is being accepted) and the listing firm has not yet been notified. Assuming the asset does come up, all the details will appear; owner occupant only, FHA insured or not, Open to All bidders (investors can purchase) etc.*

Step 3: CHECK YOUR NAID STATUS: go to www.HUDHOMESTORE.com, click the tab NAID APPLICATION, then click CHECK CURRENT NAID STATUS, then enter SS# or EIN# of which your NAID is registered.

Step 4: GET NAID, HUD CERTIFIED FAST: this process takes minutes, simply gather these documents: the completed/signed 2 attached SAM forms, a copy of your TDL, a copy of your broker TREC license, a copy of any official form showing your SS# (or EIN# if putting the NAID under a business entity) and a copy of any phone or utility bill to confirm your business address.

Mail all to: Denver Homeownership Center, Att: NAID Application, 1670 Broadway, 21st Floor, Denver, CO 80202

Wait 5-10 business days and do Step 3, once you are approved your NAID will be under the NAID search. If your NAID does not appear after 10 business days Call 1-800-CALL FHA (225-5342). If there is an issue, correct and repeat all of Step 4...

Step 5: HUD NOW DOES DOCUSIGN®; all documents now can be done on line, from start to finish.

Step 6: HUD PROGRAMS: \$100 MOVE-IN PROGRAM (FHA buyer pays only \$100, not 3.5% down pmt) EXTENDED UNTIL END OF JULY. Bids must be accepted by July 31 but contracts can be finalized after July 31st. Bids do not have to be full priced offers. Available for Owner Occupants only with FHA-insured loans (including 203(k)'s) (IN, IE, 203k).

*Andrew Lee Critendon/Lee Team Realty Incorporated, dba Houston-REALTORS® a Texas Certified Real Estate Brokerage. All information should be independently verified. This is not intended to solicit. Go to: WWW.LEETEAMREALTY.COM/DISCLAIMER.HTML for details, required TREC, NAR, TAR, HAR forms/disclaimers/disclosures.

Single Family Acquired Asset Management System (SAMS)
Payee Name and Address

U.S. Department of Housing and Urban Development
 Office of Housing
 Federal Housing Commissioner

OMB 2506-0306
 exp. 4/30/2020

Instructions: See Instructions on back for required attachments. Send completed form to HUD HOC, Attention: Director, Homeownership Center

I. Type of Application: (Items 1a - d)

1a. Add New Payee (Complete #'s 2 or 3 - 20) 1b. Modify Existing Payee (Complete #'s 4, 17-20 & any changes) 1c. Add New NAID to Existing Payee (Complete #'s 4, 9, 10, 14 & 17-20) 1d. Real Estate Broker Recertification (Complete #'s 4 & 17-20)

II. Payee's Information: (Item 2 or 3 through 20)

Enter Either Payee's EIN and Business Name or SSN and Individual Name, NOT BOTH (Items 2 - 3)
 *1099 information to be forwarded to IRS under EIN/SSN and name shown in Item 2 or 3, and address shown in Item 8. Item 2 or 3 must match IRS documentation.

*2a. EIN	*2b. Business Name for EIN in 2a.	2c. Principal Broker's Name (if applicable)	
*3a. SSN	*3b. Individual Name for SSN in 3a. (Last, First, MI)		
4. Payee's NAID (if existing payee)	5. HOC Area Identifier	6. Payee Type(s)	7. Business Phone Number (Area Code)

8. Business Address (include City, State, and Zip Code + 4)		Remittance Name and Address (DBA) (Only if different from Business/Individual Name and Address)	
11. Minority-owned? If Yes, check type <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Black American (BL) <input type="checkbox"/> Asian Indian American (AI) <input type="checkbox"/> Asian Pacific American (AP) <input type="checkbox"/> Native American (NA) <input type="checkbox"/> Hispanic American (HI) <input type="checkbox"/> Hasidic Jewish American (HS)		9. Name 10. Address (include City, State, and Zip Code + 4)	
12. Small Business Owned? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Woman Owned? <input type="checkbox"/> Yes <input type="checkbox"/> No	14. Name of Contact Person E-mail Phone (Area Code) Fax (Area Code)	
15. Name(s) of Owner(s)/Principal(s)		16. Family/External Business Relationship to HUD/M&M Contract employees? Yes <input type="checkbox"/> No <input type="checkbox"/> (If Yes, attach an explanation.)	
17. Preparer's Signature X	18. Title	19. Date (mm/dd/yyyy)	20. Phone (Area Code)

For HUD Use Only (Items 21 - 29) Do not send any attachments other than form SF-3881 to SAMS Service Contractor. The HOC must take whatever measures it deems appropriate to verify that the prospective payee is a legitimate entity prior to approving this form. The HOC may require any documents it deems appropriate to maintain sound internal controls over the establishment of payees in SAMS.

21. Reviewer's Signature (Supervisory M&M Contractor/ M&M GTR/Closing Agent GTR or Designee) X	22. Title	23. Date (mm/dd/yyyy)	24. Phone (Area Code)
25. Selling Broker's Recertification Date	26. Approved for HOC Area(s):		

Attach ACH Vendor/Miscellaneous Payment Enrollment Form (SF-3881) for Payee Types AP, CA, HA, NP**, PM, and TS.**

27. **Since our office does not intend to make payments to the subject vendor at this time, we have not included a form SF-3881 to enroll the vendor in the Electronic Funds Transfer Program. Should this situation change and it become necessary to make payments to this vendor, our office will immediately submit a completed form SF-3881 to the SAMS Service Contractor for processing.

28. Approver's Signature (HOC Director or Designee) X	29. Date of Approval/Submission to Service Contractor (mm/dd/yyyy)
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This information enables HUD to record and process financial transactions in its automated SAMS to dispose of acquired single-family properties. HUD reimburses M&M Contractors for their services in maintaining, marketing, and selling HUD homes, and HUD collects funds associated with the sales of these properties. The information enables HUD to create and maintain sound financial management practices and effective internal controls over the property disposition program. A response is required to obtain or maintain a benefit.

Privacy Act Statement. The Department of Housing & Urban Development (HUD) is authorized to collect the information on this form by the U.S. Housing Act of 1937, as amended. The Housing & Community Development Act of 1987, 42 U.S.C. 3543, authorizes HUD to collect Social Security Numbers (SSN). The information is being used as Payee reference information, IRS 1099 applicability, minority data collection information, payment remittance instructions and proof of business viability. The SSN is used as a unique identifier. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. Providing the SSN is mandatory. Failure to provide the information could result in a delay or rejection of your eligibility approval.

Instructions for Completing Form SAMS-1111

Preparer: Complete Items 1 and 2 or 3, and 7 thru 20 legibly in ink or type.

HUD Office Staff: Complete Items 4 thru 6, and 21 thru 29 legibly in ink or type. Sign Items 21 and 28 in ink.

- 1a. **Add New Payee:** Check if new payee and complete items 2 or 3 through 20.
- 1b. **Modify Existing Payee:** Check if modifying information for an existing payee. Items 4 and 17 - 20 and any changes must be completed.
- 1c. **Add New NAID for Existing Payee:** Check if linking a new NAID to an existing payee. Items 4, 9, 10 & 17-20 must be completed.
- 1d. **Real Estate Broker Recertification:** Check if recertifying real estate broker. Items 4 & 17-20 must be completed.
- 2a. **EIN:** Enter the Employer Identification Number for the business.
- 2b. **Business Name:** Enter the name of the business as it should appear on checks or IRS form 1099-Misc.
- 2c. **Principal Broker's Name:** Enter the name of the principal broker as it should appear on checks or IRS Form 1099-Misc.
- 3a. **SSN:** Enter the individual's Social Security Number.
- 3b. **Individual Name:** Enter the name of the individual as it should appear on checks and IRS Form 1099-Misc.
4. **For HUD Use Only. Payee's NAID:** Enter the Name/Address Identifier(NAID) if existing payee.
5. **For HUD Use Only.** Enter the HOC Area Identifier (e.g., PA for Philadelphia Area A).
6. **For HUD Use Only. Payee Type:** Enter type code from below:

AP=Appraiser	NP=Nonprofit organization
CA=Closing Agent	PM=M&M Contractor
GT=Local/State Government	SB=Selling Broker
HA =Homeowner Association	TS=Trade/Service Vendor
NB =Non-Business/Refund	
7. **Business Phone Number:** Enter the area code and telephone number.
8. **Business Address:** Enter complete mailing address of the company or individual named in item 2b or 3b above.
- 9 - 10. **Remittance Name and Address:** Enter the Name and Address for remittance of compensation only if different from Business/Individual Name and Address. This is typically the Doing Business As (DBA) Name.
11. **Minority-owned?:** Check "Yes" if the company is minority-owned. Check "No" if not. If yes, check the appropriate minority code for the business. Check only one type.
12. **Small Business Owned?:** Check "Yes" if the company qualifies as a small business. Check "No" if not.

13. **Woman Owned?:** Check "Yes" if the company qualifies as a woman owned business. Check "No" if not.
 14. **Contact Person:** Enter the name, telephone number, fax number, and email address of the contact person.
 15. **Names of Owners/Principals:** Enter the name(s) of the company's owner(s) or principal(s). Continue on separate page if necessary.
 16. **Related Parties:** Enter "Yes" if the payee has either a family relationship or an external business relationship with any HUD/M&M Contract employee. Attach explanation. Enter "No" if no such relationship exists.
 - 17 -20. **Preparer's Signature:** Enter legible signature, title, date, and phone number of person completing this form.
- For HUD Use Only.**
- 21 - 24. **Reviewer's Signature:** Enter legible signature, title, date, and phone number of individual reviewing the form.
 25. **Real Estate Broker's Recertification Date:** Date of next scheduled recertification by HUD Office. Enter month and year.
 26. **Approved for HOC Areas.** Enter the HOC area(s) in which the Payee is approved for work.
 27. Check if vendor will never receive a payment from HUD.
 - 28 - 29. **Approver's Signature:** Enter legible signature of the HOC Director or designee approving form and date form is approved and submitted to the Service Contractor.

Note: 48 CFR 2426 sets forth the Department of Housing and Urban Development's policy to promote Minority Business Enterprise participation in its procurement program. Executive Orders 11625 and 12432 require monitoring and evaluation of performance and reporting to Congress and the President. While completion of this data is not mandatory, we strongly encourage your cooperation. This data will be used only for reporting purposes. A minority business enterprise is a business which is at least 51 percent owned by one or more minority group members; or, in case of a publicly-owned business, one in which at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. For this purpose, minority group members are those identified on the face of this form.

Attachments that must accompany this form to establish a new payee. When modifying an existing payee, attach applicable documentation relating to modification, e.g., change of banking institution, attach new Form SF-3881.

	Payee Type								
	AP	CA	GT	HA	NB	NP	PM	SB	TS
For All Payees: Internal Revenue Service (IRS) documentation showing Business Name/Individual Name and Tax Identification Number (TIN). Examples include IRS Form 147C, Tax Return with preprinted label, IRS payment coupon. State issued forms are not acceptable.	√	√	√	√	√	√	√	√	√
In addition, for Payees not under formal contract with HUD:									
Copy of Driver's License	√	√					√	√	√
Copy of first page of a recent telephone bill, utility bill, or bank statement	√	√					√	√	√
Copy of Local or State business license for payee's trade, if applicable	√	√					√		√
Copy of State Real Estate Broker's license								√	
Completed Form SF-3881, ACH Vendor/Misc. Payment Enrollment Form	√*	√		√		√*	√		√
Completed Form SAMS-1111A, Real Estate Broker Certification								√	
IRS Ruling/Determination Letter						√**			
In addition, for Payees under formal contract with HUD:									
Copy of first page of your signed contract with HUD	√	√					√		√
Copy of first page of a recent telephone bill, utility bill, or bank statement	√	√					√		√
* If the HOC Area Office does not intend to make payments to the vendor, check box in Item 27 and do not include Form SF-3881.									
** If nonprofit organization cannot show proof of tax-exempt status, the payee type must be listed as TS.									

Single Family Acquired Asset
Management System (SAMS)
Real Estate Broker Certification

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval #2502-0306
(exp. 4/30/2020)

Public reporting burden for this collection of information is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This information enables HUD to record and process financial transactions in its automated Single Family Acquired Asset Management System (SAMS) to dispose of acquired single-family properties. HUD reimburses M & M Contractors for their services in maintaining, marketing, and selling HUD homes, and HUD collects funds associated with the sales of these properties. The information enables HUD to create and maintain sound financial management practices and effective internal controls over the property disposition program. A response is required to obtain or maintain a benefit.

Privacy Act Statement. The Department of Housing & Urban Development (HUD) is authorized to collect the information on this form by the U.S. Housing Act of 1937, as amended. The Housing & Community Development Act of 1987, 42 U.S.C. 3543 authorizes HUD to collect Social Security Numbers (SSN). The information is being used as vendor reference information, minority data collection, payment/remittance instructions and proof of business viability. The SSN is used as a unique identifier. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. Providing the SSN is mandatory. Failure to provide the information could result in a delay or rejection of your eligibility approval.

Instructions: Send completed form to local HUD HOC, Attn: Director, REO Division

Earnest Money Deposit

As a condition to participate in HUD's single family REO sales program, I agree to abide by the Department's earnest money policy.

Should HUD instruct me to collect earnest money deposits from prospective buyers, I agree to do so at the time the contract is written and, according to HUD's instructions, deposit such funds either in my escrow account (or client's trust account) or in such other manner as HUD may direct no later than the close of the next banking day; or forward such deposits to HUD with the contract.

I understand that I am fully responsible for any deposit accepted and placed in my escrow account (or client's trust account). I also understand that any deposit accepted and forwarded to HUD with a contract will only be in the form of a cashier's check, certified check, or money order with no termination date or cancellation provision.

Earnest money deposits being held in my escrow account (or client's trust account) shall be accounted for at the sales closing, unless the contract is terminated. I agree to immediately comply with HUD's instructions for the ultimate disposition of each earnest money deposit.

I agree to fully explain to each purchaser, prior to a contract being written, HUD's earnest money forfeiture policy.

Broker's Signature (Required) & Date (mm/dd/yyyy)

X

I am a signatory to a voluntary affirmative marketing agreement between HUD and the local board named:

For this reason, I am exempt from signing the non-discrimination portion of this certification.

Broker's Name (Please print or type)	Telephone Number (include area code)
Broker's License Number	TIN/SSN

Company's Name & Mailing Address (include City, State, and Zip Code)

For HUD Use Only

NAID

Non-Discrimination

The undersigned broker participating in the sales of HUD-owned properties agrees that neither she/he nor her/his sales or rental personnel, employees or others authorized to act for her/him, in violation of Title VIII of the Civil Rights Act of 1968 (the "Fair Housing Act" Title VIII or Public Law 90-284) or Executive Order 11063, will decline to show or will discriminate in the sale or rental of any property now or hereafter listed with her/him.

It is further agreed that the undersigned will: (1) refrain from discrimination on the basis of race, color, creed, religion, sex, national origin, age or handicap in the sale or rental of property; (2) instruct their staffs in the policies of nondiscrimination and all applicable local, State, and Federal fair housing laws; (3) prominently display the Fair Housing Poster in all offices in which sale and rental activity takes place; (4) use the HUD-approved Equal Housing Opportunity logo, slogan, or statement in all advertising in conformance with the Advertising Guidelines for Fair Housing; (5) utilize any available minority media (in addition to other media that is used) when advertising HUD-owned properties; and (6) maintain a nondiscriminatory hiring policy in affirmatively recruiting from both minority and majority groups for staff.

Violation of any of the above provisions shall be subject to debarment procedures set forth in 24 CFR 24.

Broker's Signature & Date (mm/dd/yyyy)

X