



Qualify a Home:

The standard: Conforming properties in an active neighborhood, valued over \$100K in current condition.

The following **may** prevent a home being eligible for a **QuickBuy®** offer:

- Already or recently (within the last 6 months) listed for sale.
- Classified as Mobile or Modular.
- Subject to costly, mandatory club or association dues, and/or located within a stigmatized, insolvent, or unfinished development.
- Multi-family properties, including two-flats.
- Any incomplete new home, or one in process of significant repairs or remodeling.
- Proximity to negative externalities including high-tension wires, major highways, railways, commercial or industrial sites, etc.
- Located within a coastal flooding zone or any FEMA-designated flood hazard zone requiring borrowers to obtain flood insurance.
- Unresolved environmental concerns including underground fuel tanks, asbestos, mold, radon, etc.
- Stigmatized building materials including synthetic stucco (EIFS), "LP" siding, Straw Bale, etc.
- Leased Solar Panels or other systems that may limit a borrower's ability to obtain insurance or financing.
- Challenging Market Conditions:
 - Long market times, where similar homes typically remain on market for more than 6 months
 - Excessive inventory, where the supply of similar homes exceeds a 12-month demand.
- Non-Conformity:
 - A "unique" or customized property is, by definition, non-conforming. The possible exclusion of such a property is due to lack of market data for similar homes needed to inform an accurate opinion of pricing. Without this market data, the QuickBuy ® program cannot confidently establish an offer fair to both the Seller and the Buyer.
 - Some examples:
 - Fitted or zoned for a specific, unusual, hybrid or non-residential use.
 - Excess acreage, where it is rare that a property of similar acreage is actively traded.
 - Antique home (built before 1920), when rare and seldom traded.
 - Over-improved properties, where a home's appeal is significantly unusual against other neighborhood properties.
 - Properties likely to sell at the highest 10% of prices in the neighborhood.

Contact Quickbuy@MovingStation.com regarding potential exceptions