



MOVE-IN READY GUIDELINES

It is the policy of 21st Mortgage to finance homes that are in move-in ready condition. The home should be safe for occupancy, with no immediate repairs needed. Homes must be structurally sound and meet all local code requirements to be deemed livable (i.e. operable plumbing, electricity, appliances, sound roofing/flooring, locking doors and windows).

General guidelines may include, but are not limited to:

1) Meets Code

- I. The property should not have any known code violations

2) Plumbing and Electric

- I. The plumbing should be fully operational with no defects or leaks
- II. Electrical should be up to date and functional, with equipment that has been properly installed and grounded

3) Appliances

- I. Any heating or cooling systems, including HVAC, furnace, air conditioning, etc., should be fully operational with all components in proper working order
- II. Working oven and stove are required in the kitchen
- III. All faucets, sinks, showers, toilets, and light fixtures should be in place and functioning as designed

4) Roofing and Flooring

- I. The roof should be in good condition with no leaks, loose shingles, or known deficiencies
- II. Any water damage inside the home, such as staining or sagging caused by previous issues, should be fully repaired
- III. All flooring and subflooring should be intact, with no soft spots, sagging, warping, or buckling
- IV. Carpet should be relatively non-soiled and damage free

5) Doors and Windows

- I. All doors and windows should operate as designed
- II. Windows should not be broken

6) General Structure and Safety

- I. The home should be level and free of structural concerns, including cracking to the walls or ceiling, or deterioration to the outside of the home
- II. General safety concerns may need to be corrected (examples may include loose or deteriorated boards, missing steps, and missing smoke detectors)

For questions about whether a home may qualify, or for further review on a particular property, please contact the Direct Lending Department at 1-800-955-0021 ext 1456.