

You're selling a property "as is" and wonder whether the lender will require a termite report and clearance ?

## **So....., when will your lender require a termite report and clearance?**

The quick and simple answer is;

### **When it is required as part of the purchase contract.**

The longer answer is;

For VA loans, always.

For Conventional, FHA, and USDA loans:

- If the appraiser notes termite damage or infestation.
- When it is required in the purchase contract, or made a part of the escrow instructions, or shows up in any other documentation or disclosures the lender receives.

If the property is being sold as is, and per the purchase contract no termite is to be done, a termite report will most probably not be required by your lender unless the appraiser says that there is evidence of infestation or termite damage on the appraisal.

Keep in mind, the underwriter always has the discretion to require documentation, including a termite report, if they feel that it is necessary to protect their interests.

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**Believe that you will succeed, and you will.**