

Not all homes are eligible for Long & Foster's Suretrac program. The cash offer component of the program is provided by Home Partners of America (HPA). HPA maintains a detailed set of criteria by which they evaluate homes for purchase, and homes not meeting those criteria cannot be part of the program.

HPA may disqualify homes from the program for other reasons not specifically mentioned here. And although it is unlikely, even after HPA initially approves a property for the program, further research by HPA may cause the property to be disqualified. HPA will promptly notify the Long & Foster agent if this occurs.

Most homes meeting the following criteria will qualify:

1. Properties located within HPA's approved market
2. Fee-simple single-family homes and townhouses
3. Homes built on less than 2 acres of land
4. Homes that have been off the market for at least 30 days
5. Homes valued at \$500,000 and below

But homes meeting the following criteria will typically not qualify:

1. Condominiums, new construction, commercial, manufactured housing, modular homes, and log cabins
2. Homes with sinkholes anywhere on or near the property
3. Properties located within a 100-year flood zone, where the bottom of the home's first floor is 1.5 ft or more below the base flood elevation
4. Homes with solar panels that are financed or leased
5. Homes without central air conditioning
6. Homes primarily heated with oil or propane
7. Homes with converted garages

The following items (typically revealed in a home inspection) will further disqualify homes from the program:

1. Homes with any environmental hazards (e.g. mold, lead paint, vermiculite insulation, asbestos, etc.)
2. Foundation or structural issues
3. Homes with seepage or subject to flooding
4. Homes with legally noncompliant improvements