

USDA  
Form RD 1955-43  
(Rev. 6-97)

**NOTICE OF REAL PROPERTY FOR SALE**  
(Single Family Housing)

(1)  
(Date)

**ACTION:** (2)  
 Initial listing     Sale pending, back-up offers requested  
 Withdrawal, sale pending     Withdrawal  
 New listing price     Modified terms     Relisted  
 Other

**SALE PRICE:** (5)  
 \$ \_\_\_\_\_ effective \_\_\_\_\_  
 \$ \_\_\_\_\_ effective \_\_\_\_\_  
 \$ \_\_\_\_\_ effective \_\_\_\_\_  
 \$ \_\_\_\_\_ effective \_\_\_\_\_


**FINANCING:** (7)  
 Agency financing may be available, subject to change w/o notice:  
 Program financing:  
 RH 502 direct: \_\_\_\_\_% down \_\_\_\_\_ years \_\_\_\_\_% APR  
 RH 502 guar.: \_\_\_\_\_% down \_\_\_\_\_ years \_\_\_\_\_% APR  
 Nonprogram financing:  
 Owner/occupant: \_\_\_\_\_% down \_\_\_\_\_ years \_\_\_\_\_% APR  
 Investor: \_\_\_\_\_% down \_\_\_\_\_ years \_\_\_\_\_% APR

**EFFECTIVE DATES:**  
 Program Property. Available for sale to program applicants (3)  
 Available for sale to the general public (including program applicants) 60 days thereafter and 30 days after any reduction in price. (Each month is assumed to have 30 days).  
 Non Program Property. Available for sale (3)  
 Offers will not be considered until (4)

**CONDITIONS OF SALE:** (6)  
 Flood insurance.  
 Property not safe for residential occupancy. Attached notice must be referenced in advertising and attached to all sale agreements.  
 Special use restrictions or other covenants or notices. See attached.

**OTHER:**  
 Special Effort Sales Bonus. \$ (8) Effective \_\_\_\_\_  
 (9) year amortization schedule available on Nonprogram nonoccupant/investor financing with balloon installment after 10 yrs.

**SELLER:**  
 USDA, Rural Development, Rural Housing Service  
 \_\_\_\_\_ (10) Phone: ( ) \_\_\_\_\_ (10)



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**DESCRIPTION OF PROPERTY FOR SALE**

Location \_\_\_\_\_ (11)

Property ID No. \_\_\_\_\_ (12)

(Attach photograph)  
(14)

**PROPERTY DESCRIPTION** (13)  
 See below     See previous listing  
 See attached

Real estate taxes \_\_\_\_\_  
 Lot size \_\_\_\_\_  
 Utilities - Water \_\_\_\_\_  
                   - Sewage \_\_\_\_\_  
 Design/Style \_\_\_\_\_  
 Age \_\_\_\_\_  
 Exterior walls \_\_\_\_\_ (15)  
 Foundation \_\_\_\_\_  
 Total rooms \_\_\_\_\_  
 No. bedrooms \_\_\_\_\_  
 No. bathrooms \_\_\_\_\_  
 Sq. Ft. living area \_\_\_\_\_  
 Heating \_\_\_\_\_  
 Cooling \_\_\_\_\_  
 Appliances \_\_\_\_\_  
 Car storage \_\_\_\_\_  
 Condition \_\_\_\_\_  
 Other \_\_\_\_\_

All information contained herein is considered reliable but not guaranteed.

Used by field offices to notify the public, real estate brokers, and other interested parties of single family housing (SFH) Real Estate Owned (REO) property available for sale.

(see reverse)

**PROCEDURE FOR PREPARATION** : HB-1-3550.

**PREPARED BY** : Appropriate Rural Development official.

**NUMBER OF COPIES** : Original only. Appropriate number of copies to be photocopied.

**SIGNATURE REQUIRED** : None.

**DISTRIBUTION OF COPIES** : Original to field office bulletin board, card box file, operational file, or other system of maintaining REO sales. Copies to REO case file and real estate brokers, when applicable.

### INSTRUCTIONS FOR PREPARATION

Most items are self-explanatory and provide for flexibility in completion. General instructions are as follows:

1. Insert date public is made aware of REO property being available for sale. This would be the date the form is sent to real estate brokers and/or posted on the Field Office bulletin board.
2. Self explanatory.
3. Insert same date as in Number 1.
4. Insert a date four business days from the date in Number 1.
5. For program properties:
  - 5a. Insert market value and same date as in Number 1.
  - 5b. Insert 90% of market value (amount in 5a) and an effective date of 90 days from the date in 5a.
  - 5c. Insert 80% of market value (amount in 5a) and an effective date of 90 days from the date in 5b.
  - 5d. Leave blank.

Example: Market value - \$30,000, available for sale 5/1/97.

|           |           |         |
|-----------|-----------|---------|
| \$ 30,000 | effective | 5/1/97  |
| \$ 27,000 | effective | 8/1/97  |
| \$ 24,000 | effective | 11/1/97 |
| \$ _____  | effective | _____   |

For nonprogram (NP) properties:

- 5a. Insert market value and same date as in Number 1.
- 5b. Insert 90% of market value (amount in 5a) and an effective date of 60 days from the date in 5a.
- 5c. Insert 80% of market value (amount in 5a) and an effective date of 30 days from the date in 5b.
- 5d. Leave blank.

Example: Market value - \$16,500, available for sale 7/11/97.

|           |           |          |
|-----------|-----------|----------|
| \$ 16,500 | effective | 7/11/97  |
| \$ 14,850 | effective | 9/11/97  |
| \$ 13,200 | effective | 10/11/97 |
| \$ _____  | effective | _____    |

NOTE: FOR EASE OF PREPARATION, ASSUME EACH MONTH HAS 30 DAYS.

6. Check-off or insert condition of sale as appropriate. If the property does not meet DSS standards, attach a copy of Form RD 1955-44, "Notice of Residential Occupancy Restriction."
7. Insert current rates and terms authorized in applicable RD Instructions.
8. Insert amount of Special Effort Sales Bonus if authorized by the State Director, and effective dates, if applicable.

### INSTRUCTIONS FOR PREPARATION (CONTINUED)

9. Insert amortization factor/period (*with balloon after 10 years*) if State Director has authorized a period longer than 10 years.
10. Insert Field Office address and phone number.
11. Insert address of REO property available for sale.
12. Complete if desired.
13. Complete as appropriate. A copy of Form RD 1922-8. "Uniform Residential Appraisal Report" (*front only*) may be attached.
14. Attach photograph of property.
15. Complete if desired. The items to be completed follow the same sequence as Form RD 1922-8.