Escrow Holdback	Escrow repair holdback agreement to be fully executed by all parties contributing to the holdback and the Originating Loan Officer. Updated form is available at www.fsbtpo.com.
	 ➤ Allowed up to $5000. Max amount must include bid for repairs and 150% of bid ➤ Can only include repairs noted by the appraiser to bring home to meet MPR requirements. ➤ Escrow Holdback Agreement must be signed by the borrower and seller (as applicable) and Loan Officer ➤ Final Inspection and final invoice required to release funds ➤ Repairs not to exceed 30 days to complete from closing date or weather break, as applicable ➤ Repairs can only be completed by a licensed contractor or if state does not require licensing, contractor must be verifiable and have valid insurance. ➤ Repairs cannot be completed by the borrower – no exceptions ➤ **Loan must be locked for enough time to cover the repairs/renovations and release of the funds** ➤ *Management approval is required to use an escrow holdback with a VA loan* **Weather related repairs may be acceptable but must be completed at the first available opportunity or a penalty may be incurred.** ➤ Weather related repairs will require 2 bids from licensed contractors. If licensing is not required in a state, the bids must be from a professional contractor. Valid insurance may be requested from the contractor. ➤ The higher bid will be used for the holdback. ➤ 150% of the higher bid will be used, regardless of who is providing the funds at closing. ➤ A Final Inspection for the repairs will be required to release funds ➤ Final Inspection with Final Invoices to be sent to rebeccamoorehead@flanaganstatebank.com for approval to release funds
	 ➤ All VA loans must be locked for enough time to cover the repairs/renovations and release of funds ➤ Management approval is required to use an escrow repair holdback with a VA loan VA loans do not allow the repair amounts to be included in the loan amount. All funds must come from the buyer or seller or a combination of the two.