



HUD Homestore Redesign User Guide



October 12, 2023

U.S. Department of
Housing and Urban Development

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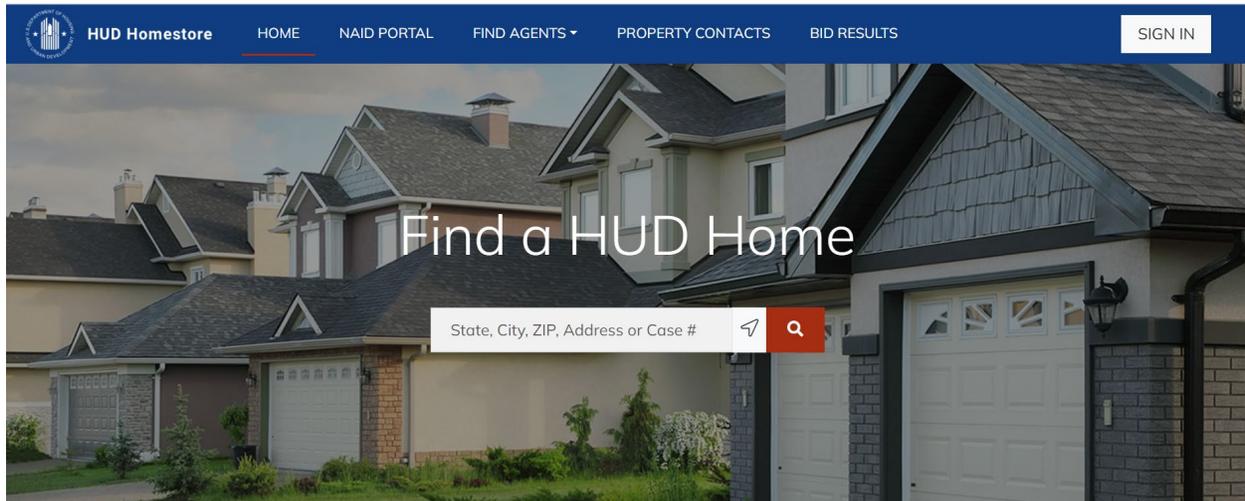
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HUD Homestore Redesign

HUD Homestore has been updated to adapt to new security requirements along with design changes that allow the site to be viewable on both PC, Mac, and mobile devices. The previous HUD requirements are still included in the new site, but with different features and a look and feel that improves the user experience.

Landing Page



The HUD Homestore <https://www.hudhomestore.gov> landing page includes a series of menu options and a search bar. Scrolling down, you will see various map views of available properties, as well as links to find a HUD-approved Broker and to access the NAID Portal. This is available to the public without having to login.

Search Bar



To search for homes quickly, users can enter either a State, City, Zip, property address or Case number. If a match is found, results will appear in a listing. Alternatively, users may search for nearby properties by clicking the  symbol.

Properties Map

HUD Homes

Search for a HUD home to purchase by clicking a state on the map below or checking out one of the HUD Special Programs from the tabs below.

All Listings
Listings Recently Viewed
Good Neighbor Next Door Program
HUD-Approved Nonprofits
Dollar Homes

A map view with available HUD properties is available. A series of tabs which changes what is displayed on the map. Hovering over the state displays the number of properties available. Once the state is clicked a list of properties appears.

- **All Listings** – includes all properties available in each state
- **Listings Recently Viewed** – this is not a map. It displays cards for up to six properties that were most recently viewed.
- **Good Neighbor Next Door Program (GNND)** – a map of available GNND properties by state for police officers, firefighters, teachers and EMT workers who can qualify for the program
- **HUD-Approved Nonprofits** – displays properties which are available to purchase by HUD-approved Nonprofits and Government Agencies
- **Dollar Homes** – shows properties currently available under HUD’s Dollar Home program for Government Agencies.

Find a HUD Broker

First Time Buyers

You'll need to use a HUD-registered Selling Broker to submit your bid on a HUD Home. Select the button below to find HUD-registered Selling Brokers in your area.

[Find a Broker](#)

HUD requires a HUD-registered Selling Broker or Agent to place bids on an interested buyer's behalf. Clicking the Find a Broker Button will provide prospective buyers with a page where they can search for Brokers or Agents by City or Zip. Alternatively, a nearby Search is available to find Brokers and Agents within a close proximity.

Find a Registered HUD Broker

To make a bid on a HUD Home, you will need to use a HUD-registered Selling Broker. Use this screen to find HUD-registered Selling Brokers in your area. The information shown for these brokers and agents is the information on file with HUD.

City or Zip

Access the NAID Portal

Principal Brokers and Nonprofits

To apply for a NAID, recertify a NAID, or update the broker's Real Estate license, select the NAID Portal button below.

[Access NAID Portal](#)

Brokers, Nonprofits, and Government Agencies who wish to register with HUD or those who already registered, can access the NAID Portal from the Access NAID Portal button. Clicking the button will advise users that they are leaving HUD Homestore. The user will then accept the terms and conditions for using the site and then log into the NAID Portal (if an account has already been created).

HUD Resources

The following footer area displays resources and links to HUD sites as well as general information.

Resources	HUD Information	HUD Special Programs	Agency Information	General
HUD Help	HUD-Approved Lenders	Events and Training	HUD Information	Accessibility
HUD Resources	HUD News	Nonprofit Organizations	FHA Information	Contact Info
How to Buy a HUD Home	Real Estate Statistics & Research	Good Neighbor Next Door	FHA Resources	Privacy Policy
HUD Terms And Acronyms	Settlement Costs & Helpful Information	Dollar Homes		Help / FAQ
	Rehabilitation loans (203K)			Busque Información en Español
				Translate

Frequently Asked Questions

To view the Frequently Asked Questions, click Help/FAQ under General. Users will find many answers to their questions here.

Translation

Clicking the **Translate** link under the General heading at the bottom right of the Landing Page will translate to site to Spanish. Clicking the **Traducir** link again will translate back to English.

Sign In

Signing into HUD Homestore is required for the following situations:

- Placing bids as an authorized Selling Broker/Agent, Nonprofit, or Government Agency
- Saving favorite properties
- Recording searches for future use
- Receiving email alerts for favorite properties and searches



To sign in, click the Sign In button at the top right-hand corner of the screen. The Sign In screen appears.

Sign In

Click "Sign in as bidder user" to log in as a bidder user. Otherwise, click "Sign in as public user" to log in as a public user.

Sign in as a bidder user

Sign in as a public user

If you forgot your password, click "Forgot password" on the next screen to receive an email with instructions on how to reset your password. If you don't receive that password reset email, [click here](#).

Click the appropriate button. If you're already registered, the YardiOne Login screen appears where you can enter an Email Address and Password.

A second authentication will be required. This could be a passcode sent to your phone or to an authenticator application.

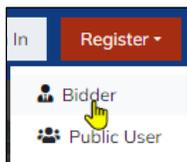
Note: Principal brokers, Nonprofit organizations, and Government Agency users who already went through YardiOne setup can use their NAID portal email and password to sign into their HUD Homestore accounts.

All Selling agents will need to register with YardiOne using their email address as their username. A selling agent will not be able to register if their broker’s NAID account does not list the Selling Agent under the broker’s NAID.

Previous Public users must register with YardiOne as well as all new Public users.

Bidder First-time Registration

Brokers who have a NAID Application login and have already gone through YardiOne setup can use that same username and password to log into HUD Homestore. Brokers, Nonprofits or Government agency users who haven’t gone through YardiOne setup yet as well as selling agents must register again by doing the following:



Click Register > Bidder.

Click the Set up YardiOne button on the left.

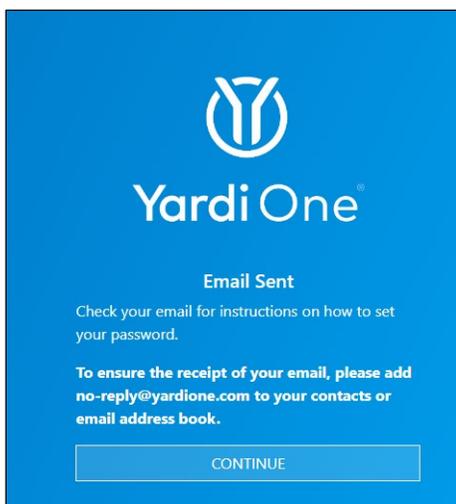
Register as Bidder User

Bidder users are required to log in using their YardiOne account. If this is your first time logging in to YardiOne, click "Set up YardiOne" and enter your email address on the YardiOne screen to receive an email with instructions on how to set a new password. If you don't receive that email, [click here](#).

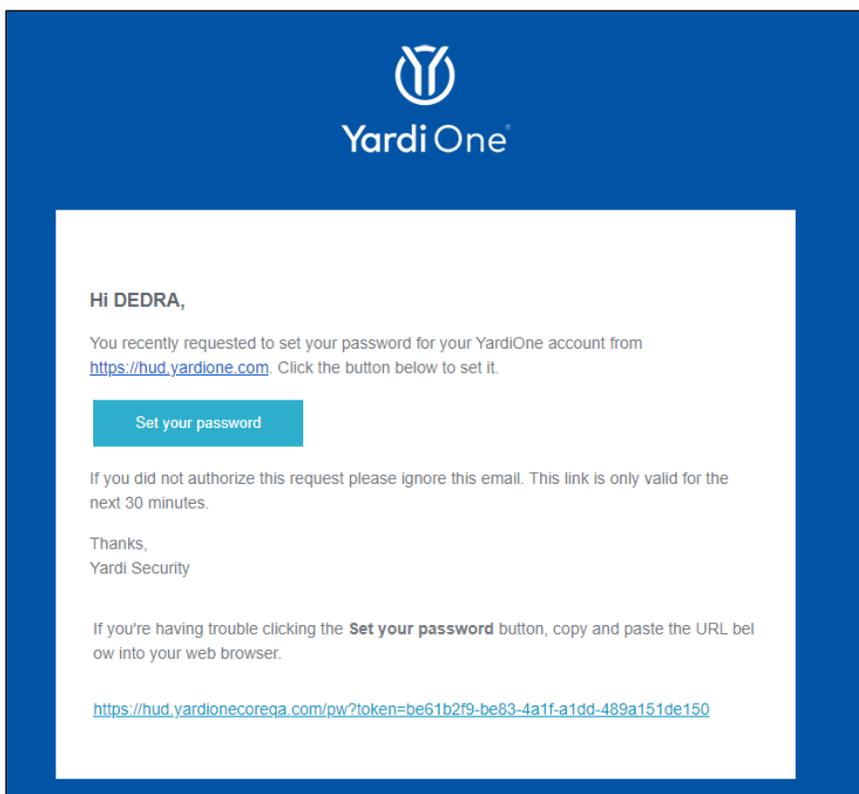
[Set up YardiOne](#) [Sign in with YardiOne](#)

Enter your email on the YardiOne screen and click Submit:





Go to your email and follow the instructions there to set up the password.

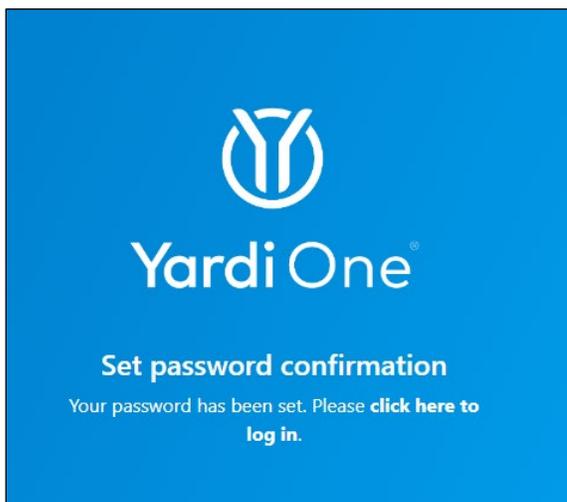




The screenshot shows a blue background with the Yardi One logo at the top. Below the logo, the text reads "Set your password" followed by a help icon. Underneath, it says "Enter and confirm your new password then click Set Password." There are two input fields: "Password" and "Confirm Password", both with masked characters. At the bottom, there is a "SET PASSWORD" button.

Users will then enter and confirm their password and click the SET PASSWORD button. Passwords must meet the following requirements:

- Password must be at least 12 characters.
- Password must have at least one digit (0-9).
- Password must have at least one special character.
- Password must have at least one lowercase letter (a-z).
- Password must have at least one uppercase letter (A-Z).

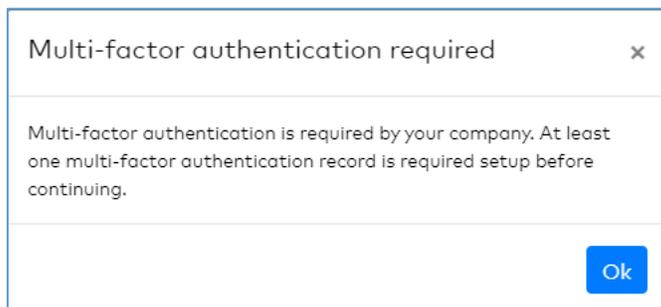


After clicking there to log in to YardiOne the first time, accept the site's terms and conditions and privacy policy.

If you need assistance with this process, call the FHA Resource Center at (800) 225-5342.

Multifactor Authentication Required

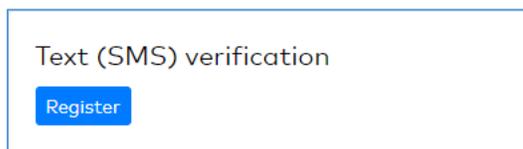
A message will display letting the user know they must select one multifactor authentication (MFA) method.



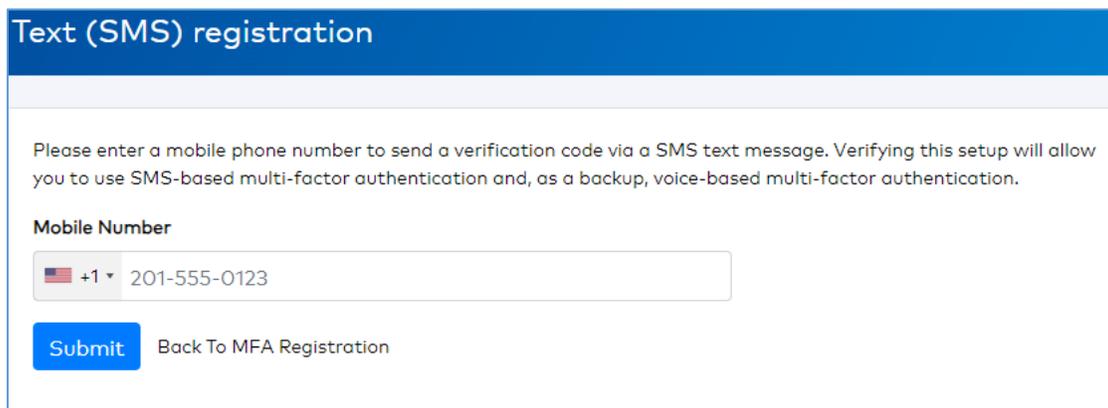
Although there are three multifactor authentication options, we'll cover the two most popular ones:

- Text (SMS) verification using your cell phone
- Verification using an authentication application on your cell phone

Text (SMS) Verification

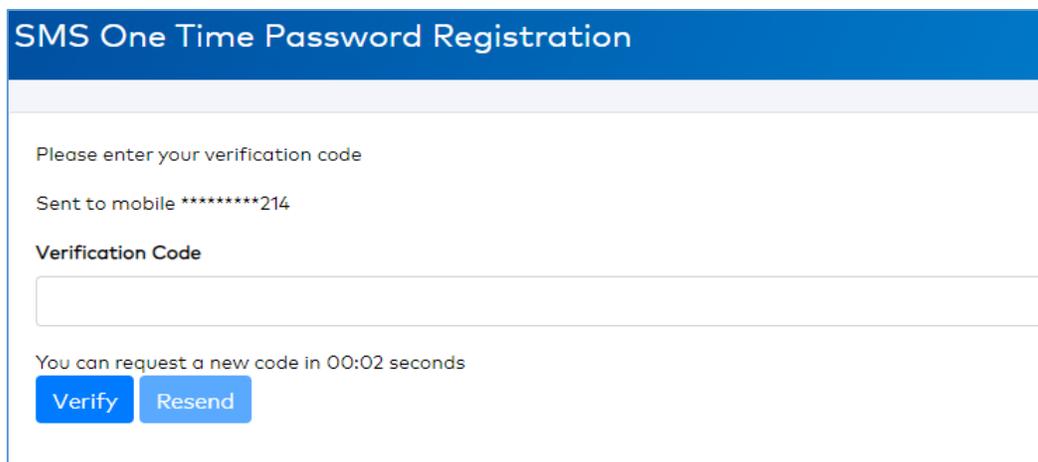


If users choose to either receive a SMS text message with a backup option of voice-based message, they will choose the Text (SMS) verification option where they will be required to supply a Mobile Number.

A form titled "Text (SMS) registration" with a blue header. The main text says: "Please enter a mobile phone number to send a verification code via a SMS text message. Verifying this setup will allow you to use SMS-based multi-factor authentication and, as a backup, voice-based multi-factor authentication." Below this is a "Mobile Number" section with a dropdown menu showing "+1" and a text input field containing "201-555-0123". At the bottom, there is a blue "Submit" button and a link "Back To MFA Registration".

After the Mobile Number is entered and submitted, the user will receive a text message confirmation with a verification code.

Note: This code will expire in 5 minutes but you can click Resend to send a new code. If you supplied an incorrect Mobile Number, you can go back and correct it.



SMS One Time Password Registration

Please enter your verification code

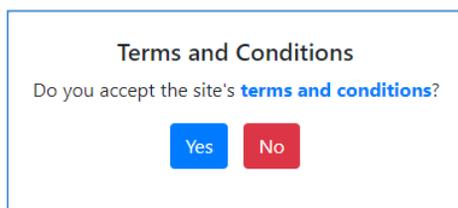
Sent to mobile *****214

Verification Code

You can request a new code in 00:02 seconds

[Verify](#) [Resend](#)

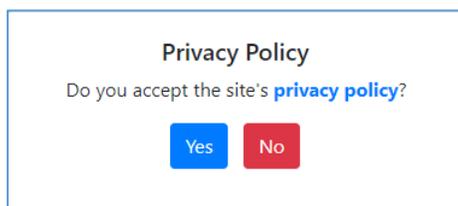
Once the code is entered, users will click the Verify button. If this is successful, a final step of accepting both the Terms and Conditions and Privacy Policy will be required. If the supplied code is incorrect or no longer valid, a message will display with instructions.



Terms and Conditions

Do you accept the site's [terms and conditions](#)?

[Yes](#) [No](#)



Privacy Policy

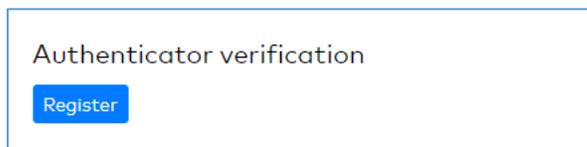
Do you accept the site's [privacy policy](#)?

[Yes](#) [No](#)

Users will then be able to log into P260.

Authenticator Verification

Authenticator verification requires a Authenticator app on your cell phone. Microsoft and Google provide free authenticator apps, and there are other free apps such as Duo and Authy.



Authenticator verification

[Register](#)

If you choose the Authenticator option, click the Register button which will display the following screen with setup instructions for your mobile device.

Authenticator registration

1. Search for "authenticator" in your app store.
2. Open the app.
3. Use your Authenticator app to scan the QR Code



Or enter this code HNV4 BEDT 3PJB OELQ SJDG WV6A

4. Verify the pairing was successful by entering a code below.

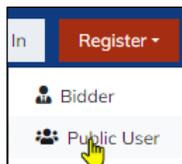
Code generated by app

[Back To MFA Registration](#)

The authenticator app will generate a code. Users will enter the code and click Submit. If it's successful, registration will be completed and the user will be able to access P260 and log in.

Once set up, an authenticator app generates a six-digit code similar to the supplied code of a text message which you can use to log in. That code changes every 30 seconds.

Public User First-time Registration



Click Register > Public. The Register as Public User screen appears.

Register as Public User

Please enter your name and email address then click "Submit".
You will receive an email with instructions on how to continue your registration.

* indicates required fields

First name* Last name*

Email*

I'm not a robot  reCAPTCHA
[Privacy](#) [Terms](#)

[Terms of Service](#)

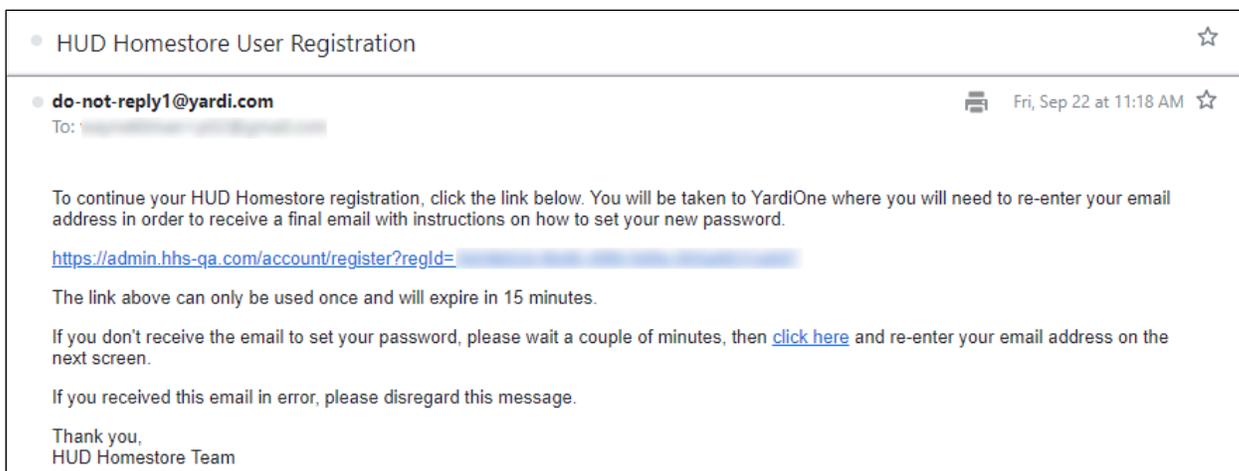
By checking this box, you agree to the terms and conditions listed in the above link.

The user enters their first and last name and their email address, responds to the reCAPTCHA, checks the box after reviewing the Terms of Service for the site, and clicks Submit. A Thank you message appears.

Thank you!

An email has been sent to you with instructions on how to continue your registration.

You may close this window or click the button below to go back to HUD Homestore.



The user then enters their username and clicks Submit.

YardiOne

Enter your username and click Submit

Username
[Redacted]

SUBMIT

The "Email Sent" confirmation appears, and the user clicks the Continue button.

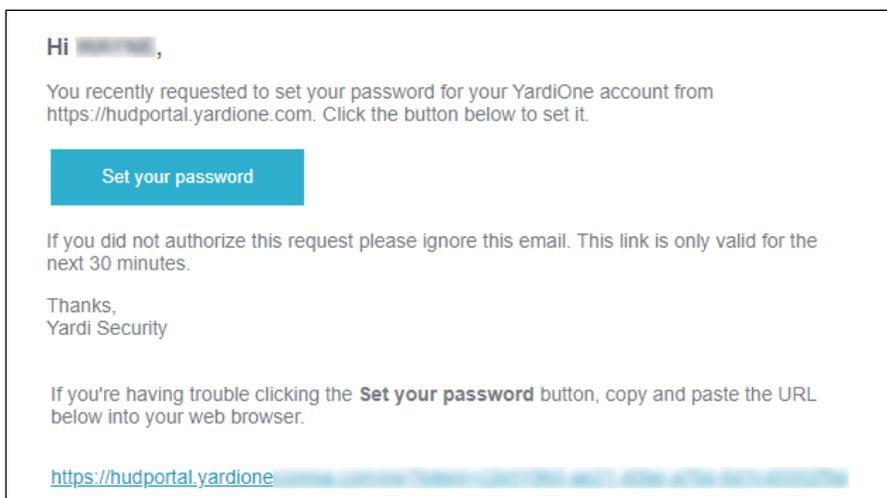
Email Sent

Check your email for instructions on how to set your password.

To ensure the receipt of your email, please add no-reply@yardione.com to your contacts or email address book.

CONTINUE

The email invites the user to set a password.



The user enters a password and confirms the password and clicks the Set Password button.

Set your password ⓘ

Enter and confirm your new password then click Set Password.

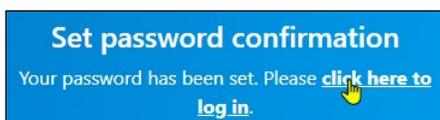
Password
.....

Confirm Password
.....

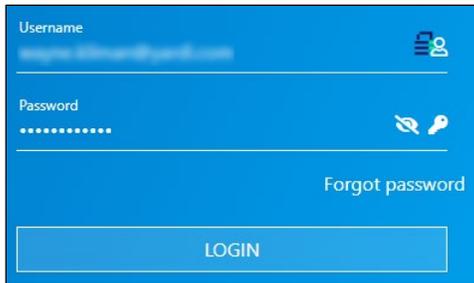
[SET PASSWORD](#)

Users will then enter and confirm their password and click the SET PASSWORD button. Passwords must meet the following requirements:

- Password must be at least 12 characters.
- Password must have at least one digit (0-9).
- Password must have at least one special character.
- Password must have at least one lowercase letter (a-z).
- Password must have at least one uppercase letter (A-Z).



The user then logs in for the first time with their username and the new password they created.



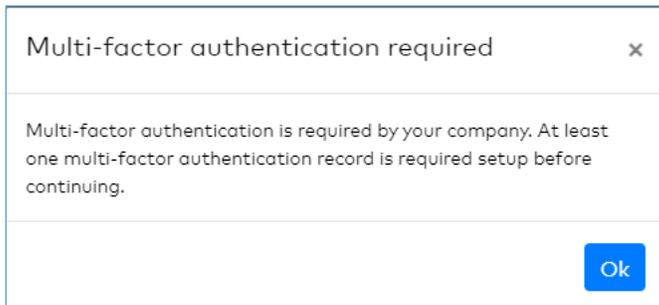
The image shows a login form with a blue background. It contains two input fields: 'Username' with a user icon and 'Password' with a key icon. A 'Forgot password' link is located to the right of the password field. At the bottom, there is a large blue button labeled 'LOGIN'.

After clicking there to log in to YardiOne the first time, the user accept the site’s terms and conditions and privacy policy.

If you need assistance with this process, call the FHA Resource Center at (800) 225-5342.

Multifactor Authentication Required

A message will display letting the user know they must select one multifactor authentication (MFA) method.

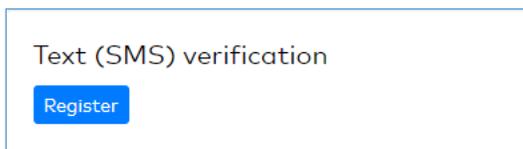


The image shows a white alert box with a blue border. The title is 'Multi-factor authentication required' with a close button (x). The message reads: 'Multi-factor authentication is required by your company. At least one multi-factor authentication record is required setup before continuing.' There is a blue 'Ok' button at the bottom right.

Although there are three multifactor authentication options, we’ll cover the two most popular ones:

- Text (SMS) verification using your cell phone
- Verification using an authentication application on your cell phone

Text (SMS) Verification



The image shows a white dialog box with a blue border. The title is 'Text (SMS) verification'. Below the title is a blue button labeled 'Register'.

If users choose to either receive a SMS text message with a backup option of voice-based message, they will choose the Text (SMS) verification option where they will be required to supply a Mobile Number.

Text (SMS) registration

Please enter a mobile phone number to send a verification code via a SMS text message. Verifying this setup will allow you to use SMS-based multi-factor authentication and, as a backup, voice-based multi-factor authentication.

Mobile Number

+1 201-555-0123

Submit [Back To MFA Registration](#)

After the Mobile Number is entered and submitted, the user will receive a text message confirmation with a verification code.

Note: This code will expire in 5 minutes but you can click Resend to send a new code. If you supplied an incorrect Mobile Number, you can go back and correct it.

SMS One Time Password Registration

Please enter your verification code

Sent to mobile *****214

Verification Code

You can request a new code in 00:02 seconds

Verify **Resend**

Once the code is entered, users will click the Verify button. If this is successful, a final step of accepting both the Terms and Conditions and Privacy Policy will be required. If the supplied code is incorrect or no longer valid, a message will display with instructions.

Terms and Conditions

Do you accept the site's [terms and conditions](#)?

Yes **No**

Privacy Policy

Do you accept the site's [privacy policy](#)?

Yes **No**

Users will then be able to log into P260.

Authenticator Verification

Authenticator verification requires a Authenticator app on your cell phone. Microsoft and Google provide free authenticator apps, and there are other free apps such as Duo and Authy.

Authenticator verification

[Register](#)

If you choose the Authenticator option, click the Register button which will display the following screen with setup instructions for your mobile device.

Authenticator registration

1. Search for "authenticator" in your app store.
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Or enter this code HNV4 BEDT 3PJB OELQ SJDG WV6A

4. Verify the pairing was successful by entering a code below.

Code generated by app

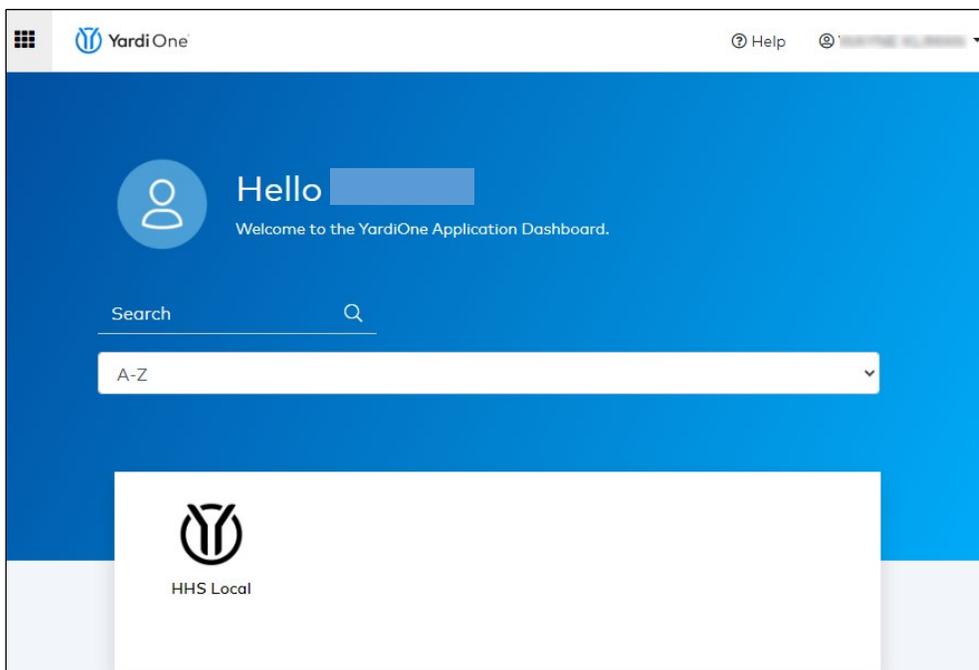
[Submit](#) [Back To MFA Registration](#)

The authenticator app will generate a code. Users will enter the code and click Submit. If it's successful, registration will be completed and the user will be able to access P260 and log in.

Once set up, an authenticator app generates a six-digit code similar to the supplied code of a text message which you can use to log in. That code changes every 30 seconds.

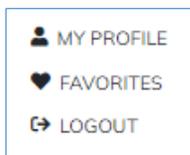
YardiOne Dashboard

Once logged in, the user arrives at the YardiOne home page where they can select the HUD Homestore icon to complete their login.



Click the HHS Local icon to be signed into HUD Homestore.

Once signed in, the Sign In button will display the logged in user's initials such as . Clicking the initials will display the following three options:



My Profile

My profile will display different information depending upon whether the registered user is a Public User, Broker, Nonprofit/Government User or Agent.

Selling Broker Profile

Selling Brokers may update some basic information such as their phone number and password. Additionally, they can opt in and out of receiving emails for favorite properties or saved searches. Any changes to the Name and Email Address will need to be performed in the NAID Portal.

Basic Information

Name

Email

[Update your name and email in NAID Portal](#) ⓘ

To update your password, [click here](#). This will open a pop-up window where you will need to re-enter your email address in YardiOne. You will then receive an email with instructions on how to reset your password. If you don't receive that password reset email, [click here](#).

I would like to receive emails for my favorite properties. I would like to receive emails for my saved searches.

A list of NAIDs the Selling Broker is tied to displays License and Certification details. Updating license information and office details will be performed in the NAID Portal.

NAID: - Zsrju Obdga

Role	NAID Certification Date	NAID Recertification Date
Principal Broker	09/07/2021	09/07/2022 ⓘ

License Information	Main Office
Number: 00218191	Address 813 Wyqmh
State KS	Tonganoxie, KS 66086
Expiration 09/01/2023	Office Phone (000) 022-9153
Status Active	

[Manage licenses and offices in NAID Portal](#)

There will be an alert if the Recertification Date has passed and if the license is inactive.

NAID Recertification **09/07/2022** ⓘ

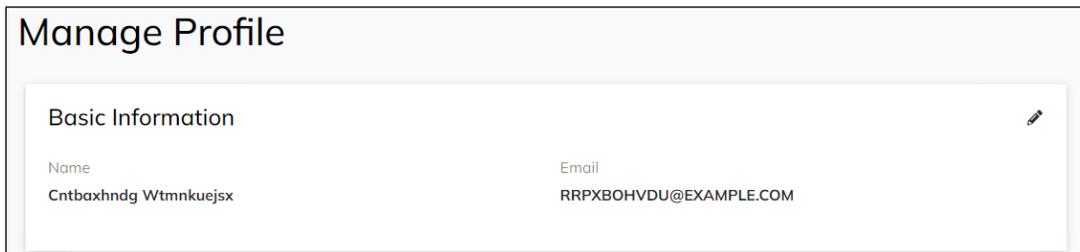
Your NAID recertification date has passed. Please renew.

Broker Licenses **Inactive** ⓘ

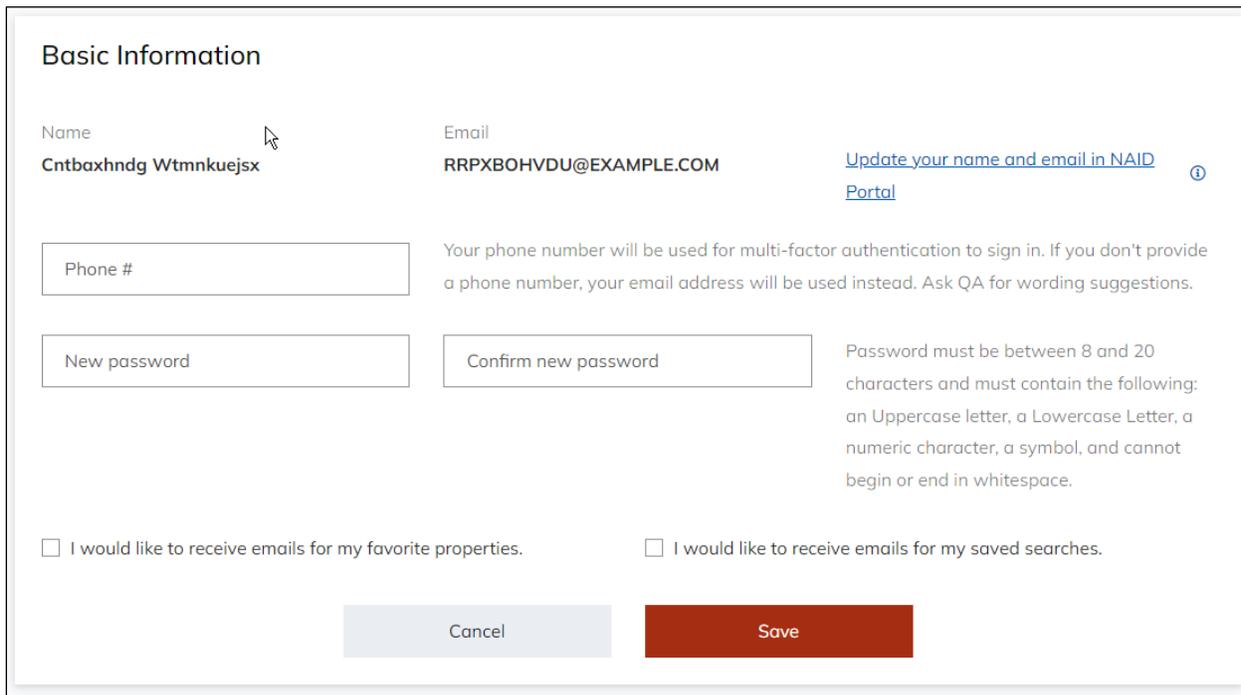
This license has expired and is now inactive. Please renew your license.

User can be both principal broker and an agent for different NAIDs. See agent NAID section screenshots for examples.

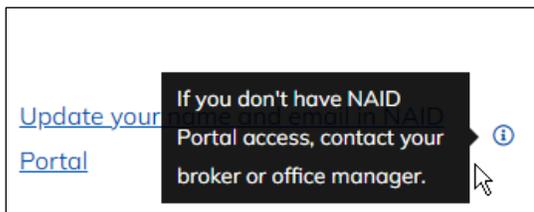
Selling Agent User Profile



Selling Agents can update their Phone number, password, and email preferences on this screen.



Other information is updated on NAID Portal. There is a tooltip next to the link to the NAID Portal informing Selling Agents that they will have to contact their broker or office manager if they do not have access to NAID Portal.



A list of NAIDs the Selling Agent is tied to displays License and Certification details. Updating license information and office details will be performed in the NAID Portal by principal brokers or other users that have access to do so.

NAID: [Redacted]	
Role	NAID Recertification Date
Selling Agent	03/11/2024
License Information	My Office
State:	Address
PR	723 Jmrjt
Broker License Status	Bayamon, PR 00956
Active	Office Phone
	(000) 027-2575

NAID: [Redacted] - Sfaeq Zdejo	
Role	NAID Recertification Date
Selling Agent	04/27/2023 ⓘ
License Information	My Office
State:	Address
MO	210 Guaj
Broker License Status	Shawnee, KS 66217
Active	Office Phone
View all licenses (2)	(000) 021-3803
	View all offices (2)

If there is more than one license, they can be viewed by clicking View all Licenses link (this applies to brokers as well):

Licenses for [Redacted] ✕

State KS Broker License Status Inactive ⓘ	State MO Broker License Status Active
------------------------------------------------------------------	--------------------------------------------------------------

If there is more than one office, they can be viewed by clicking View all offices (this applies to broker as well).

Offices for [redacted]

Office Address 327 Qtfps Leawood, KS 66224 Office Phone (000) 005-9918	Office Address 210 Gaaaj Shawnee, KS 66217 Office Phone (000) 021-3803
--------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------

Nonprofit Organization User Profile

Manage Profile

Basic Information

Name Papnhwpsyp Pjvoy Mqlbc	Email RNCUDEQCEP@EXAMPLE.COM	NAID Information [redacted] - Dprlz Cyzno Role Nonprofit Organization
--------------------------------	---------------------------------	--------------------------------------------------------------------------------

Basic Information

Name Papnhwpsyp Pjvoy Mqlbc	Email RNCUDEQCEP@EXAMPLE.COM	Update your name and email in NAID Portal
--------------------------------	---------------------------------	-----------------------------------------------------------

Phone #

Your phone number will be used for multi-factor authentication to sign in. If you don't provide a phone number, your email address will be used instead. Ask QA for wording suggestions.

New password

Confirm new password

Password must be between 8 and 20 characters and must contain the following: an Uppercase letter, a Lowercase Letter, a numeric character, a symbol, and cannot begin or end in whitespace.

NAID Information
[redacted] - Dprlz Cyzno
Role
Nonprofit Organization

I would like to receive emails for my favorite properties.
 I would like to receive emails for my saved searches.

Cancel Save

Nonprofit Organization users can update their phone number, password, and email preferences. Name and email can be updated in NAID portal.

Government Agency User Profile

Manage Profile

Basic Information ✎

Name Rhcxdhdddm Tmojhkuggb	Email MQWMRHOAOR@EXAMPLE.COM	NAID Information [Redacted] - Vpnep Ymlje Role Government Agency
-------------------------------	---------------------------------	---------------------------------------------------------------------------

Basic Information

Name Rhcxdhdddm Tmojhkuggb	Email MQWMRHOAOR@EXAMPLE.COM	Update your name and email in NAID Portal
-------------------------------	---------------------------------	-----------------------------------------------------------

Phone #

Your phone number will be used for multi-factor authentication to sign in. If you don't provide a phone number, your email address will be used instead. Ask QA for wording suggestions.

New password

Confirm new password

Password must be between 8 and 20 characters and must contain the following: an Uppercase letter, a Lowercase Letter, a numeric character, a symbol, and cannot begin or end in whitespace.

NAID Information
[Redacted] - Vpnep Ymlje

Role
Government Agency

I would like to receive emails for my favorite properties.
 I would like to receive emails for my saved searches.

Cancel

Save

Government Agency users can update their phone number, password, and email preferences. The name and email can be updated in NAID portal

Public User Profile

Manage Profile

Basic Information ✎

Name [Redacted]	Email JACAJACA123@EXAMPLE.COM
--------------------	----------------------------------

Public users may update all their information on this screen:

Manage Profile

Basic Information

First name*	Last name*	Email address*
<input type="text"/>	<input type="text"/>	JACAJACA123@EXAMPLE.COM

Phone #

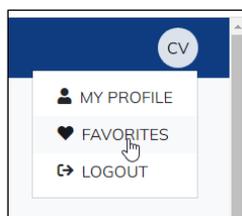
Your phone number will be used for multi-factor authentication to sign in. If you don't provide a phone number, your email address will be used instead. Ask QA for wording suggestions.

New password <input type="text"/>	Confirm new password <input type="text"/>	Password must be between 8 and 20 characters and must contain the following: an Uppercase letter, a Lowercase Letter, a numeric character, a symbol, and cannot begin or end in whitespace.
-----------------------------------	-------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

I would like to receive emails for my favorite properties. I would like to receive emails for my saved searches.

Favorites (Properties)

Once a property is selected as a favorite, it can be accessed by clicking the Favorites option under the Sign In profile.



Favorites

[Favorites Properties](#) [Favorites Search](#)

4 Favorite(s)



\$375,000

3 Beds • 2 Baths
• Grayson County

Address: [180 Qoodd Zvctz](#)
Gordonville, TX, 76245

Case #: [REDACTED] Listing Date: 3/21/2023

Email Alerts
An email alert will be sent when property moves to Extended period



\$340,000

2 Beds • 2 Baths
• Frederick County

Address: [943 Kutdv Rmtjf](#)
Frederick, MD, 21701

Case #: [REDACTED] Listing Date: 2/23/2023

There are three available options from the screen when clicking .

Add Note

Add Note for 733 HWVBT KQIMB ✕

Submit

Once a Note is added and submitted, it will appear on the Property on the Favorites Screen

Note

Test Note - this property looks interesting!

Once added, the Note can be modified or removed by clicking the available icons.

Add Alert

This is an email notification can be set up to be sent when a property moves into one of the following listing periods:

- Lottery
- Exclusive
- Extended
- Dollar

Add Alert for 555 XPDCR TOGRV ✕

Send an email alert when the property moves into the following listing period:

Period
▼

Submit
Cancel

Remove Favorites

This removes any previously saved favorites from the list.

Are you sure you want to delete 555 XPDCR TOGRV from your favorites? ✕

Delete Favorite
Cancel

Favorites (Searches)

Saved searches can be accessed by clicking the Favorites option under the Signed in profile and then clicking the Favorites Search Tab.

Favorites Properties
Favorites Search

Favorites Properties
Favorites Search

5 Favorite(s)

[MD](#)

MD

Email Alerts

An email alert will be sent Daily ✎ 🗑

⋮

[MD 3B/2B](#)

MD

3 Bed / 2 Bath

Minimum: \$200,000

⋮

There are two available options from the screen when clicking  .

Add Alert

This allows you to set frequency of email delivery for your saved searches either Daily, Weekly, or Monthly.

Add Alert for TX 4B/2Ba ✕

Send an email alert with the following frequency:

Frequency ▼

Submit

Cancel

Remove Favorites

This option lets you remove the Saved Search from your list

Are you sure you want to delete TX 4B/2Ba from your favorites? ✕

Delete Favorite

Cancel

Property Listing Page

Whether a property is accessed from the search bar or the map, users will land on the Property Listings page.

The screenshot displays the HUD Homestore interface. At the top, there are search filters: "State, City, ZIP, Address or Case # CA", "Bedrooms", "Bathrooms", "Price", and "More Filters (0)". Below the filters, it says "16 Properties Listed" and "Save Search". A "Sort by Price" dropdown is also visible. The main content area shows two property listings:

- Property 1:** "PRICE REDUCED" badge, "BIDS OPEN 09/17/2023", "Listing Period: Extended". Price: **\$823,500**. Address: 274 Qcyxk Qrygf, Los Angeles, CA, 90057. Features: 3 Beds • 1.20 Baths • Los Angeles County. Case #: 197-447743. Includes links for "Map View", "Street View", and "Email Info".
- Property 2:** "NEW LISTING" badge, "BIDS OPEN 08/17/2023", "Listing Period: Extended". Price: **\$445,000**. Address: 989 Utzdv Yjphk, Arnold, CA, 95223. Features: 3 Beds • 2 Baths • Calaveras County. Case #: 043-730030. Includes links for "Map View", "Street View", and "Email Info".

On the right side of the page is a map of California with several blue location pins. The map includes a "Zoom in to enable search boundary drawing" instruction and navigation controls like "Map" and "Satellite".

Property Filter

State, City, ZIP, Address or Case # GA		Bedrooms	Bathrooms	Price	More Filters (0)
-------------------------------------------	--	----------	-----------	-------	----------------------------------

By default, the filter will reflect the State, City, Zip, Address or Case Number used on the Landing Page to search for a property. To filter the results further, the number of bedrooms and bathrooms may be selected as well as a price range.

Additional filter options are available by clicking the More Filters option.

Property Status			
<input type="checkbox"/> New Listing	<input type="checkbox"/> Price Reduced	<input type="checkbox"/> Pending Bid Opening	<input type="checkbox"/> Showcase
Buyer Type			
<input type="checkbox"/> Owner Occupant	<input type="checkbox"/> Good Neighbor Next Door	<input type="checkbox"/> Nonprofit	
<input type="checkbox"/> Investor	<input type="checkbox"/> Government Agency	<input type="checkbox"/> Dollar Homes	
Housing Type			
<input type="checkbox"/> Single Family Home	<input type="checkbox"/> Condo	<input type="checkbox"/> Manufactured Home	
Outdoor Amenities			
<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Pool/Spa	<input type="checkbox"/> Porch	<input type="checkbox"/> Fence
Indoor Amenities			
<input type="checkbox"/> Fireplace	<input type="checkbox"/> Wood Stove		
Property Age			
<input type="checkbox"/> 0-10 years	<input type="checkbox"/> 10-20 years	<input type="checkbox"/> 21-40 years	<input type="checkbox"/> 40+ years
Parking			
<input type="checkbox"/> Driveway	<input type="checkbox"/> Carport	<input type="checkbox"/> Garage	
Stories			
<input type="checkbox"/> Single	<input type="checkbox"/> Multi		

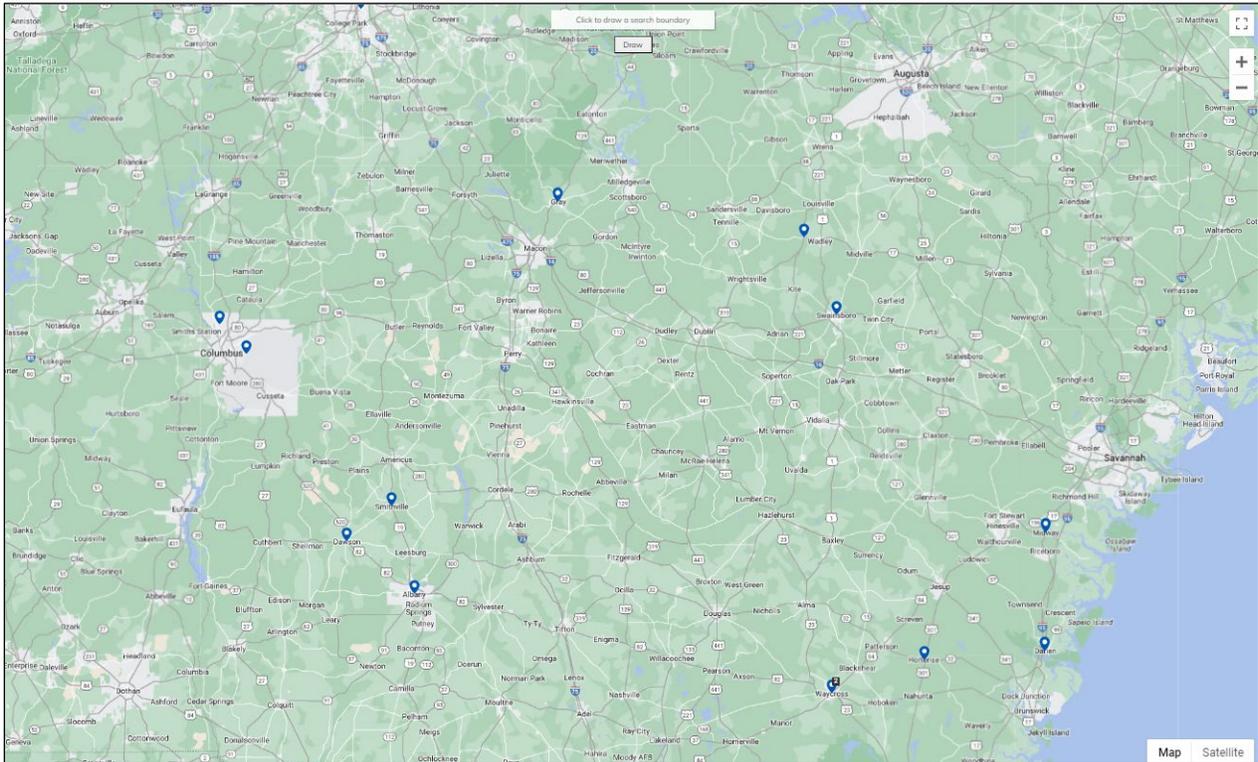
Saved Searches

Searches may be saved for future use by clicking the Save Search button.



To save searches, a user must be registered. Clicking the button will route users to the Sign In Page. Details regarding registration and signing in can be found in the [Sign In](#) section. Additional details regarding accessing Saved Searches may be found under the [Favorites \(Searches\)](#) section.

Property Map



The map feature allows for the following:

View all properties listed on a map

All filtered properties will appear on the map. Hovering over the  will display property details.



Clicking the  will display a more detailed view of the property including the photo. Drilling down to the property detail page is available from the View Property Details link.



NEW LISTING BIDS OPEN 08/17/2023 ✕

Listing Period: Extended

\$350,000

061 Bpglc Obnly
Fresno, CA, 93703
3 Beds • 2 Baths • Fresno County
Case #: 045-638193

[View Property Details](#)

Drawing a boundary

Using the Draw Button, users can filter the map to display properties within the drawn boundary.

The screenshot shows the HUD Homestore website interface. At the top, there is a navigation bar with links for HOME, NAID PORTAL, FIND AGENTS, PROPERTY CONTACTS, and BID RESULTS, along with a SIGN IN button. Below the navigation bar is a search bar with fields for State, City, ZIP, Address or Case #, Bedrooms, Bathrooms, Price, and More Filters (0). The main content area displays 6 Properties Listed, sorted by Price. Two property listings are visible:

- Property 1:** \$445,000, 989 Uitzdy Yiphk, Arnold, CA, 95223, 3 Beds • 2 Baths • Calaveras County, Case #: 043-730030.
- Property 2:** \$435,000, 349 Fijjov Lcoaj, Placerville, CA, 95667, 0 Beds • 0 Baths • El Dorado County, Case #: 043-785225.

The map on the right shows a large blue boundary drawn around a central area of the Sacramento region, including cities like Sacramento, Stockton, and Modesto. A 'Draw' button is visible on the map, and a tooltip says 'Click to draw a search boundary'.

Clicking the Draw button again will remove the boundary.

Map Zooming

Clicking the "+" or "-" will zoom the map in or out.

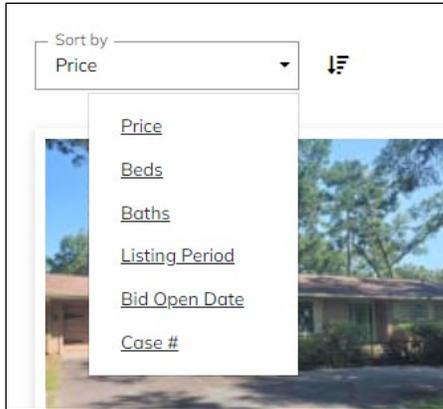


Property Listing

Property List Sort

If there are multiple properties listed from the search, they will be listed in order of price from high to low. Additional sort criteria include:

- # of Beds
- # of Baths
- Listing Period
- Bid Open Date
- FHA Case Number



Sort direction can be changed by clicking the icon  .

Property List



PRICE REDUCED BIDS OPEN 08/17/2023
Listing Period: Extended ⓘ

\$823,500
[274 Qcyxk Qrygf](#)
Los Angeles, CA, 90057
3 Beds • 1.20 Baths • Los Angeles County
Case #: 197-447743

[Map View](#) [Street View](#) [Email Info](#)

The list of properties includes the following details per property:

- Property Photos – photos have been uploaded by the Listing Broker in P260 Portal. Clicking the photo opens up a gallery for the property.
- Saved Favorites – clicking the  within the photo will save the property for future viewing. To save a listing, users must be registered. See additional details under Saving Favorites.
- Bid Open Date – date the bids will be open by the Asset Manager
- Listing Period – see [Listing Period Progression](#)
 - Lottery
 - Exclusive
 - Extended
 - Dollar
 - Extended (no time limit)

- Information about who may bid on the property noted when hovering on ⓘ.
Options are:
 - Good Neighbor Next Door Participants Only
 - Neighbor Next Door Participants, Nonprofits and Government Agencies Only
 - Nonprofits and Government Agencies Only
 - Owner Occupants, Nonprofits, and Government Agencies only
 - All Bidders
 - Government Agencies Only
- Other attributes - Property status information
 - New Listing
 - This status displays for five days when the home is first listed, and for the first five days of each new listing period after that (if not masked by another status). If a property has just been listed today, this icon does not display until after the 8:30 pm Central Time update of HUD Homestore.
 - Price Reduced
 - indicates a price reduction.
 - Hard to Sell
 - The Listing and Selling Broker are eligible to each receive a maximum commission of \$1,000 for the sale of the property. The Listing Broker commission is always what is entered on the Property Disposition screen, but the Selling Broker commission can lower their commission (if they want to) when they place the bid. This icon indicates that the Asset Manager has selected a hard-to-sell reason in the disposition. The icon does not display if the home is in the Lottery or Dollar listing period.
 - Vacant Lot Commission
 - See info for Hard to Sell. If an Alt. Vacant Lot Commission is in place, that commission may be a maximum of \$1,000 each for the Listing and Selling Broker.
 - Pending Bid Opening
 - New bids are being accepted at this time, but there are bids from previous bid periods that need to be reviewed before yours can be considered. This status displays if bids were ranked, but the Asset Manager hasn't begun looking at them for at least two days.
 - Pending Sale
 - **Rarely displays.** This icon indicates there is an accepted bid on the property, but it hasn't yet been promoted to Step 7, so bids are still being accepted. This icon displays only if the Asset Manager accepts a bid on one day, then doesn't promote the case to Step 7 (Preliminary Acceptance) until the next day. This icon will not display until after the 8:30 pm Central Time update of HUD Homestore. Once a case is promoted to Step 7, it is removed from the listing site by the hourly sweep of homes.
 - Showcase
 - **Rarely used.** This home is move-in ready. These homes needed only minimal repairs to bring them to move-in ready condition. A Showcase home is ready for occupancy with the exception of appliances such as stove, refrigerator, and washer/dryer.

Listing Period	Days	Status (Ranked in Order of Display)* A status will mask the statuses below it and be masked by the statuses above it
Lottery	1–5	New Listing**
	6–7	No status
Exclusive - Uninsured	1–5	Pending Bid Opening New Listing Hard to Sell
Exclusive - Insured	1–5	Pending Bid Opening New Listing Hard to Sell
	6–15	Pending Bid Opening Hard to Sell Price Reduced No status
Extended	1–5	Pending Bid Opening New Listing Hard to Sell Price Reduced
	6+	Pending Bid Opening Hard to Sell Price Reduced No status
Dollar	1–5	Pending Bid Opening New Listing Price Reduced
	6–10	Pending Bid Opening Price Reduced No status
<p>* The Showcase status trumps all others, but is rarely used. Although the Pending Sale status trumps all other icons except the Showcase status, it is not included in the above list because it displays so rarely.</p> <p>** If a property has just been listed or relisted today, the appropriate status does not display until after the 8:30 pm Central Time update of HUD Homestore.</p>		

Other property details:

- Price
- Address – clicking the link will take you to the Property Details Page
- # of Bedrooms / # of Baths / County
- FHA Case Number
- Map View – displays a map view of the selected property.
- Street View – displays a street view of the selected property.
- Email Info – provides the ability to send a property listing to someone. Clicking the link will display a new screen.

Send to Friend
✕

* indicates required fields.

Multiple email addresses must be separated by a comma.



Listing Date: 7/10/2023 12:00:00 AM

\$343,800

332 Bixby Road

Schoharie, NY, 12157

Schoharie

5 Beds • 2 Baths

Case #: 371-425933

✓
I'm not a robot



reCAPTCHA
 [Privacy](#) • [Terms](#)

Send Email

Once the information is populated and the Send Email is clicked, the following message will appear.

Send to Friend
✕

Email was sent successfully!

Email recipients will receive the email and will be able to view details of the property by clicking “Check Out the Property.”



The image shows a property listing card for HUD Homestore. At the top left is the HUD logo, a circular emblem with a house and the text "U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT". To its right is the text "HUD Homestore". Below this is a photograph of a white, single-story house with a red metal roof, red shutters, and a white door. A brick chimney is visible on the roof. The house is set on a green lawn with trees in the background. Below the photo is a red banner with the text "CHECK OUT THE PROPERTY" in white, underlined letters. The bottom section of the card is dark blue with white text. It features the price "\$343,800" in a large font, followed by "5 Beds 2 Baths Schoharie County" and "Case #: 371-425933". A line of text reads "[Redacted Name] thought you would be interested in this property." Below that is the phrase "What a great home!" and the listing date "Listing Date: 7/10/2023".

Listing Period Progression and Bid Opening Information

Financing Options

UI = Uninsured IN = Insured
IE = Insured with Repair Escrow

Eligible Bidders

O = Occupant NP = Nonprofit I = Investor
GOV = Government GNND = Good Neighbor Next Door

Insured (IN or IE) with as-is appraised value of \$1–\$25,000

Listing Period	Eligible Bidders	Period Duration	Bids Opened
(1) Lottery (period used only for single unit in revitalization area)	GNND	7 days	8th day
(2) Exclusive	O, NP, GOV	30 days	11th day, then daily
(3) Extended	O, NP, GOV, I	Total of 180 days listed (in Step 6)	Daily
(4) Dollar	GOV	10 days	Daily
(5) Extended (no time limit)	O, NP, GOV, I	No time limit	Daily

Insured (IN or IE) with as-is appraised value more than \$25,000

Listing Period	Eligible Bidders	Period Duration	Bids Opened
(1) Lottery (period used only for single unit in revitalization area)	GNND	7 days	8th day
(2) Exclusive	O, NP, GOV	30 days	11th day, then daily
(3) Extended	O, NP, GOV, I	No time limit	Daily

Uninsured (UI) with as-is appraised value of \$1–\$25,000

Listing Period	Eligible Bidders	Period Duration	Bids Opened
(1) Lottery	NP, GOV, GNND ^a	7 days	8th day
(2) Exclusive	O, NP, GOV	5 days	6th day
(3) Extended	O, NP, GOV, I	Total of 180 days listed (in Step 6)	Daily
(4) Dollar	GOV	10 days	Daily
(5) Extended (no time limit)	O, NP, GOV, I	No time limit	Daily

^a GNND bidders for **uninsured** property are eligible only if the property is a single unit in a revitalization area.

Uninsured (UI) with as-is appraised value more than \$25,000

Listing Period	Eligible Bidders	Period Duration	Bids Opened
(1) Lottery	NP, GOV, GNND ^a	7 days	8th day
(2) Exclusive	O, NP, GOV	5 days	6th day
(3) Extended	O, NP, GOV, I	No time limit	Daily

^a GNND bidders for **uninsured** property are eligible only if the property is a single unit in a revitalization area.

Property Details Page

The Property Details Page will display additional attributes for the property and provides a method for Selling Brokers/Agents, Nonprofits and Government Agencies to place a bid on the property.



\$1,036,000 ♥

5 Hours 57 Minutes Remaining To Bid

Case # • All Bidders

Address

665 Fvrzo Hhrqg
San Antonio, TX 78257 Bexar County

[Print Property Flyer](#)

Find a Broker
Login to Submit Bid
Back to Search Results

Property Information

* indicates subject to an FHA appraisal.

Housing Type	Beds & Baths	Home Size
Single Family Home	4 Beds • 3 Baths	5413 sq ft
Floors	Lot Size	Total Rooms
1.0 Floors	0 sq ft	8 Rooms
Year	HOA Fees	
1985	\$0.00	

⊗ Revitalization Area
 ⊗ Opportunity Zone
 ⊗ FEMA Flood Zone

Listing Information

Period Deadline	List Date	Listing Period
11/6/2023 11:59:59 PM CT	5/11/2023	Extended
FHA Financing	✔ 203k Eligible*	
UI (Uninsured)		

Amenities

Garage	Fence	Patio/Deck
Porch		

Addendums		
E-Signature Quick Reference Guide Incentives	Property Listing Disclosure Environmental Compliance Record	Property Condition Report
Asset Manager		
GTMLX JAJTH RNEJTPSWO@EXAMPLE.COM (000) 000-1942 phone (000) 000-1942 fax	CJPJB FZOCR WWW.RAINECOMPANY.COM 645 DUKXU ATLANTA GA, 30305	Additional Comments
Listing Broker		
FNQWP DSBFL JFZWYBKVWT@EXAMPLE.COM (000) 025-2036 phone	ZBTDY UBGSD 558 MYDLV SAN ANTONIO TX 78240	
Field Service Manager		
ZLOFI OINXU AIADNPYIXN@EXAMPLE.COM (000) 000-1862 phone (000) 000-1862 fax	NSRYJ ASPTA WWW.GUARDIANASSETMGT.COM 061 SSOII RVHPL LANGHORNE PA 19047	Additional Comments

Photo Gallery



Each property will have at least one photo. Clicking the image displays the photo in a full screen where you can click the arrows to scroll through the images. Clicking the arrows instead of the image will display thumbnail images. Each photo is uploaded and maintained by the Asset Manager within the P260 application.

Bid Details

\$1,036,000 

5 Hours 57 Minutes Remaining To Bid

Case # • All Bidders

Address
665 Fvrzo Hhrqg
San Antonio, TX 78257 Bexar County

The top right section of the screen displays the following key information:

- List Price – the price listed for the property based upon the appraised value
- Time Remaining – time remaining to bid on the property
- FHA Case Number – Identifier of the property
- Bid Audience – displays who is allowed to bid on the property:
 - All Bidders
 - Owner Occupants
 - Nonprofits and Government Agencies
- Property Address including County

Saving Favorites

Clicking  will save the property to your Favorites List for those registered. If a user has not signed in or has never registered, they will see the following screen when they click the favorites icon.


HUD Homestore

Sign In

Click "Sign in as bidder user" to log in as a bidder user. Otherwise, click "Sign in as public user" to log in as a public user.

Sign in as a bidder user

Sign in as a public user

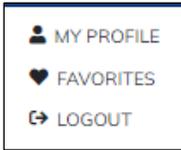
If you forgot your password, click "Forgot password" on the next screen to receive an email with instructions on how to reset your password. If you don't receive that password reset email, [click here](#).

If you haven't registered yet, click [here](#) if you are a bidder, and [here](#) if you are a public user.

Registration steps are available under the [Sign In](#) section.

Once logged in, users will be brought back to the property details screen and the property has now been favorited.

Favorites can be accessed by clicking the initials on the top right-hand corner of the screen and choosing the FAVORITES option which will display a list of all properties tagged as a favorite.



Additional details may be found in the [Favorites](#) section.

Printing Property Flyer

An option is available to print out or email a flyer of the property by clicking the Print Property Flyer button.



HUD Homestore

Print
Email

Case #:



Location Map



Property Information

Address	Bed/Bath	Total Rooms
922 Oiepy Buhxs Selma, TX, 78154	4/3	8
Bexar		
Square Feet	Year	Housing Type
2616	2007	Single Family Home
Number of Stories	HOA Fees	Revitalization Area
2.0	\$0.00	No
Opportunity Zone	FEMA Flood Zone	Lot Size
No	No	0 sq ft

Listing Information

* indicates subject to an FHA appraisal.

List Date	List Price	FHA Financing
6/8/2023	\$314,000	IE (Insured Escrow)*
203K Eligible		
Yes*		

Property Amenities

Indoor	Outdoor	Parking
No indoor amenities	Porch Pool/Spa Fence Patio/Deck	Garage (2 spaces)
Foundation Type		
Slab		

Property Information

Displays the following property details:

- Housing Type – Single Family, Condo, or Manufactured Home
- # of Beds and Baths
- Home Size
- Lot Size
- Total Rooms
- Total Floors
- Year Built
- HOA Fees
- Revitalization Area designation
- Opportunity Zone designation
- FEMA Flood Zone designation

Property Information		
* indicates subject to an FHA appraisal.		
Housing Type	Beds & Baths	Home Size
Single Family Home	4 Beds • 2 Baths	2954 sq ft
Floors	Lot Size	Total Rooms
1.5 Floors	0 sq ft	10 Rooms
Year	HOA Fees	
1938	\$0.00	
 Revitalization Area	 Opportunity Zone	 FEMA Flood Zone

Listing Information

Displays the following listing details:

- Listing Period Deadline
- List Date – Date the property was originally listed
- Listing Period – displays the current listing period
 - Lottery
 - Exclusive
 - Extended
 - Dollar
- FHA Financing – Insured, Insured with Repair Escrow, or Uninsured
- 203k Eligibility

Listing Information

Period Deadline

9/6/2023 11:59:59 PM CT

List Date

6/7/2023

Listing Period

Extended

FHA Financing

 203k Eligible*

UI (Uninsured)

Amenities

A list of property amenities displays attributes of the property. These details are pulled from the Appraisal updated in the P260 application.

Amenities

Indoor Amenities

- Fireplace

Outdoor Amenities

- Patio/Deck
- Porch
- Fence

Parking

Garage (3 spaces)

Foundation Type

Slab

Addendums

A list of national, state, local or property specific addendums is displayed. The addendums are pulled from the P260 application.

Addendums[E-Signature Quick Reference Guide](#)[Incentives](#)[Property Listing Disclosure](#)[Environmental Compliance Record](#)[Property Condition Report](#)**Asset Manager**

Asset Managers are responsible for hiring listing brokers and selling the property. Their contact information is listed in the property details.

Asset Manager

GTMLX JAJTH

RNEJFTPSWO@EXAMPLE.COM

(000) 000-1942 phone

(000) 000-1942 fax

CJPJB FZOCR

WWW.RAINECOMPANY.COM

645 DUKXU

ATLANTA GA. 30305

Additional Comments

Listing Broker

Listing Brokers assist the Asset Manager in the listing and marketing of the property. Their contact information is listed in the property details.

Listing Broker	
ZXQMW FPSGG ZELOTLVHKG@EXAMPLE.COM (000) 024-4235 phone	JEAETJDPY 184 WJXGM CORPUS CHRISTI TX 78415

Field Service Manager

Field Service Managers are responsible for maintaining the property in a proper condition for sale. If there are issues with property, their contact information is listed in the property details.

Field Service Manager	
ZLOFI OINXU AIADNPYIXN@EXAMPLE.COM (000) 000-1862 phone (000) 000-1862 fax	NSRYJ ASPTA WWW.GUARDIANASSETMGT.COM 061 SSOII RVHPL LANGHORNE PA 19047
	Additional Comments

Find a Broker

Although the public can view all the properties, only HUD registered Brokers and Agents can place bids for prospective Owner Occupants or Investors. Clicking the Find a Broker Button will bring users to a screen where they can enter their City or Zip Code to display a list of HUD-approved Brokers and Agents.

[Find a Broker](#)

Log in to Submit Bid

Registered Selling Brokers and Agents along with HUD Approved Nonprofits and Government Agencies can bid on properties. To place a bid, they must be logged in. If they are not logged in, the following button will appear, and registered users will log in using their Email and Password.

[Login to Submit Bid](#)

If they are logged in, the following button will appear.

[Submit Bid](#)

Bid Submission

After the Submit Bid is clicked, users will see the following screen where they will acknowledge that they are not a robot and will select which NAID the bid is for (if the bidder is associated with multiple NAIDs)

Submit a Bid ✕

\$455,000.00 4 Hours 29 Minutes
 Remaining To Bid

Case # All Bidders

Address
 555 Sugqe Ebiad
 Libertyville, IL 60048
 Lake County

NAID
 BUYHOM3228 - VVPBS JHDAE

I'm not a robot reCAPTCHA
 Privacy - Terms

Continue

Once the initial process is completed and the Continue button is clicked, bidders will see the Bid Submission screen.

The form is broken into the following 4 sections:

- Bid Information
- Purchaser Information
- BSCA Information
- Bid Submitter and Signer Information

Required fields are annotated with a red asterisk *.

The form can be saved and then returned to later to complete.

Section 1 - Bid Information Section

Bid Submission

Address	Case #	Sales Type	List Price
882 Xolgv Wulzx Pryor, OK 74361 Mayes County		IE (Insured Escrow)	\$185,000

The current bid deadline is 8/25/2023 12:00:00 AM

* indicates required fields.

1 Bid Information

2 Purchaser Information

3 BSCA Information

4 Bid Submitter and Signer Information

1. Purchaser(s) agree to purchase on the terms set forth herein, the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development.

* 3. The agreed purchase price of the property is:

Purchase Price *

* 4. Purchaser is:

- applying for HUD/FHA insured financing 203(b)
- applying for HUD/FHA insured financing 203(b) repair escrow
- applying for HUD/FHA insured financing 203(k)
- applying for conventional or other financing not involving HUD/FHA
- paying cash

* 5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed: ⓘ

Closing Cost *
0.00

* 6a. Upon sales closing, Seller agrees to pay to the broker identified below a commission (including selling bonus, if offered by the seller) of: ⓘ

Selling Broker Commission *
0.00

* 6b. If broker identified below is not the broad listing broker, broad listing broker will receive a commission of: ⓘ

Listing Broker Commission *
0.00

- Purchase Price Special Logic:
 - For Lottery Listing Period, the value is set to the list price and is read-only.
 - For Dollar Homes, the value is set to \$1, and the value is read-only.
- Purchaser is (Financing Type) Special Logic:
 - If the property is uninsured the first option (203(b)) is disabled
 - The second option (203(b) repair escrow) is only available when the sales type is insured escrow and the escrow amount is greater than 0.
 - The third option (203(k)) is only available when the 203k flag is set on the disposition.

- Closing Costs Special Logic:
 - For Lottery Listing Period, the value is set to 0 and read-only
 - If purchaser is Investor, the closing cost must be 0
 - For Dollar Homes, there is no limit on closing costs.
 - Otherwise, the maximum closing cost amount is 3% of the purchase price.
- Selling Broker Commission Special Logic:
 - Selling Broker Commission is set to 0 and read-only:
 - When bidder is Nonprofit or Government Agency
 - Lottery listing period.
 - Dollar Home
 - If the property is hard to sell or the vacant lot commission the selling broker commission cannot be greater than the selling broker commission set on the disposition
 - For normal sales for brokers/agents the selling broker commission cannot be greater than the percent set by the AM of the bid amount
- Listing Broker Commission Special Logic (read-only):
 - The listing Broker Commission is set to 0:
 - Lottery listing period.
 - Dollar Home
 - If the property is hard to sell or the vacant lot commission the listing broker commission is set to the listing broker commission set on the disposition
 - For normal sales for brokers/agents the listing broker commission is set to the percent set by the AM of the bid amount

* 6b. If broker identified below is not the broad listing broker, broad listing broker will receive a commission of: ⓘ

Listing Broker Commission *

5,430.00

* 7. The net amount due Seller is (Purchase price [item 3], less Items 5 and 6)

170,140.00

* 8. Purchaser is:

Owner-Occupant (will occupy this property as primary residence)

Investor

Nonprofit Organization (should be a HUD-approved Nonprofit Agency)

Other Government Agency

* 10. If Seller does not accept this offer, Seller

may hold such offer as a backup to accepted offer

may not hold such offer as a backup to accepted offer

Save & Continue

If this bid is awarded, you are responsible for reviewing the bid information and submitting required documentation within the Accepted Bid Checklist in HUD Homestore within two (2) business days of bid award notification.

The current bid deadline is 8/25/2023 12:00:00 AM

- Net Bid Amount Special Logic (read-only):
 - For the lottery listing period the value is set to the Bid Amount
 - For dollar homes, the amount is \$1 plus the closing cost amount.
 - Otherwise, the Net Bid Amount = Bid Amount – Closing Cost – Selling Broker Commission – Listing broker Commission
- Owner Type Special Logic:
 - If the user is a Government Agency, that option is set and the whole radio button group is read-only.
 - If the user is a Nonprofit Organization, that option is set and the whole radio button group is read-only.
 - If the user is a broker or agent, Government agency and Nonprofit values are disabled.
 - If the user is a broker or agent and the listing period is either lottery or exclusive the Owner Occupant option is set and the whole group is read-only
- Back up offer Special Logic:
 - Backup offer is set to yes and read-only for
 - Lottery listing period.
 - Dollar Homes

To save work and move to the next section, bidders must click the Save & Continue button.

Note: After Bid Info is saved, the “Not Submitted Bid” can be accessed from [My Bids](#).

Section 2 - Purchaser Information Section

The current bid deadline is 8/25/2023 12:00:00 AM

* indicates required fields.

Bid Information
 2 Purchaser Information
 3 BSCA Information
 4 Bid Submitter and Signer Information

Purchaser Information

The required information for all purchasers must be accurate for the Electronic Signatures. Purchaser cell phone will be used only as a backup for E-signature verification. You will be required to verify all the information if your bid is selected.

* Are any Purchasers an Employee, Immediate Family Member, Management Official, and/or Affiliated Entity to HUD Asset Managers (AMs), HUD Field Service Managers (FSMs), Appraisers for any HUD AM, HUD Local Listing Broker, Buyers Selected Closing Agent, HUD (except for employees who have no involvement in management and oversight of HUD-owned properties)?

Yes
 No

* The Selling Broker/Agent submitting this bid is a Purchaser or has an ownership interest in the entity purchasing the property.

Yes
 No

At least one purchaser must be living in the property. Those not living in the property will not be required to sign the Owner Occupant Addendum.

Primary Purchaser

* ID Type

Individual SSN
 Business EIN
 ITIN/US Govt ID
 Not living in property

SSN / EIN / ID Number

- HUD Affiliation, HUD Employee and Bidder is purchaser:
 - Selecting Yes for the HUD Affiliation option will require a selection to the HUD Employee option.

* Are any Purchasers an Employee, Immediate Family Member, Management Official, and/or Affiliated Entity to HUD Asset Managers (AMs), HUD Field Service Managers (FSMs), Appraisers for any HUD AM, HUD Local Listing Broker, Buyers Selected Closing Agent, HUD (except for employees who have no involvement in management and oversight of HUD-owned properties)?

Yes
 No

* Are any Purchasers a HUD Employee?

Yes
 No

- These radio button groups are not relevant if bidder is Nonprofit or Government Agency and will not show.
- Good Neighbor Next Door Type group shows if bid is GNND and bidder is broker or agent.
- At least one purchaser must be living in the property and those Not Living in Property will not be required to sign the Owner Occupant Addendum and Not Living in property checkless will show unless:
 - Bidder is Nonprofit or Government Agency
 - Property is GNND
 - Owner Type selected in Bid Information section is Investor.
- Primary Purchaser Special Logic:
 - If Owner type is Owner Occupant Business EIN option is disabled. If the Listing Period is Lottery (GNND) or Exclusive, the ITIN/US Govt ID option is also disabled, leaving Individual SSN as the only option.
 - If Bidder is Nonprofit or Government agency option is set to Business and the radio group is read-only
 - If purchaser type is set to Business, then Business Name is mandatory.

Company Name

Company Name

Name

First Name*

Middle Name

Last Name*

Current Address

Number and Street*

City*

State* ▼

Zip*

Email

Email Address*

Confirm Email*

Contact Number

Phone Number*

Mobile Number

Add Another Purchaser

Save & Continue

- Up to three additional purchasers can be added by clicking the Add Another Purchaser Button.

A blue rectangular button with the text "Add Another Purchaser" in white.

- Click Remove Purchaser to remove the additional purchaser.

A red rectangular button with the text "Remove Purchaser" in white.

- Purchaser ID Type field through Contact Number must be filled in for each additional purchaser.

To save work and move to the next section, bidders must click the **Save & Continue** button.

Section 3 - BSCA (Buyers Select Closing Agent) Section

If you know which BSCA company you'd like to use, being typing into the Company Name field (at least three characters) and select the option from the list that displays the autocomplete results. Selecting an option from the dropdown will fill in the Company details and provide options for Officers when the Officer Name field is clicked.

FIND AGENTS

If you need to choose a BSCA company, you can search for agents in the area on the Find Agents tab. If your chosen BSCA company is not listed, complete all of the required fields and it will be created upon saving. Additional information can be found in the [Find a Buyers Select Closing Agent](#) section.

✓ Bid Information

✓ Purchaser Information

3 BSCA Information

4 Bid Submitter and Signer Information

Buyers Select Closing Agent Information

If you know the Buyers Select Closing Agent (BSCA) that you want to use, begin typing the name in the Company Name field and select from the list. Click in the Escrow Officer and Backup Officer fields to either select from existing officers or type in alternative names. A backup officer is not required. If your chosen Buyers Select Closing Agent is not listed, complete all of the required fields and it will be created.

Company Details

▼

BSCA ID:

Escrow Officer

Backup Officer

Once **Save & Continue** is clicked, the following alert will appear. Click **OK** to go to the last section.

Buyer Selects Closing Agent Documents ✕

If your bid is accepted, you will need to upload a copy of Closing Agent's state license and a Closing Protection Letter (CPL) evidencing errors and omissions insurance coverage. At least one of the documents is either missing or has expired. The documents can be uploaded on the Accepted Bid Checklist screen once the bid is accepted.

OK

Section 4 – Bid Submitter and Signer Information

✓ Bid Information
✓ Purchaser Information
✓ BSCA Information
4 Bid Submitter and Signer Information

Bid Submitter Information

Last Name QYBRYOCVVT	First Name NNXDJQJKWC
Broker Real Estate License 609682	Broker NAID MPWRRLL3387
Phone No (000) 015-8066	Email XXQYZTORPX@EXAMPLE.COM

E-Signature Signer for the Brokerage Information

The E-Signature Signer information has been populated from the Principal Broker information supplied within HUD Homestore. If there is another designated signer of the Sales Packages please update this information.

Name

First Name* NNXDJQJKWC	Last Name* QYBRYOCVVT
---------------------------	--------------------------

Email

Email*
XXQYZTORPX@EXAMPLE.COM

Save & Continue

These fields are prepopulated with the principal broker information but can be updated if there is another designated signer of the Sales Package.

Note: this section is only required for Broker/Agents.

To save work and move to the next section, bidders can click the Save & Continue button.

Bid Summary

After completing each section, a final Bid Summary page will appear which reminds bidders that their bid has not yet been submitted and allows them to review all information entered before finalizing the bid submission. This will also include a section for Certifications and Acceptance of Terms & Conditions.

Bid Summary
✕

Your bid has not yet been submitted. Review the information below.
To complete the bid submission, (1) scroll to the bottom of the screen, (2) click the check box to accept the terms and conditions, and (3) click the 'Confirm This Bid' button.

Property Information

Address	Case #
882 Xolgv Wulzx Pryor, OK 74361 Mayes County	422-378484
Sales Type	List Price
IE (Insured Escrow)	\$185,000

Bid Information

3. The Agreed purchase price of the property is:
\$181,000.00

4. Purchaser is:
applying for HUD/FHA insured financing 203(b) repair escrow

5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed:
\$0.00

6a. Upon sales closing, Seller agrees to pay to the broker a commission (Including selling bonus, if offered by seller) of:
\$5,430.00

6b. Upon sales closing, Seller agrees to pay to the broad listing broker (If broker identified is not the broad listing broker):
\$5,430.00

7. The net amount due Seller is (Purchaser price [Item 3]) less Items 5 and 6:
\$170,140.00

8. Purchaser is:
Owner-Occupant (will occupy this property as primary residence)

10. If Seller does not accept this offer, Seller
may hold such offer as a backup to accepted offer

Certifications

The HUD registered broker or its representative hereby certifies and assures that he/she has read, understands, and will comply with the regulations, guidelines, and requirements with respect to entering bid information on behalf of the purchaser(s) for the subject property being offered for sale.

Also, the HUD registered broker or its representative gives assurances and certifies that:

1. The purchaser has received a pre-qualification letter from a lending institution if the purchase is to be mortgaged. If paying cash, the purchaser has received certification from a financial institution stating that sufficient funds are available to complete the purchase.
2. The original signed contract, including all addenda, will be delivered to the asset manager within two (2) business days of being notified of the bid award.
3. The earnest money deposit will be submitted with the Sales Contract.
4. A copy of the purchaser's driver's license (or an acceptable form of photographic identification) and social security card or employer identification number, if applicable, has been obtained to verify the purchaser(s) identity.
5. The name(s) and identification number(s) will be entered on the bid site as they legally appear on the driver's license and social security card.

Whoever, for the purpose of obtaining any loan or advance of credit from any person, partnership, association, or corporation with the intent that such loan or advance of credit shall be offered to or accepted by the Department of Housing and Urban Development for insurance, or for the purpose of obtaining any extension or renewal of any loan, advance of credit, or mortgage insured by such Department, or the acceptance, release, or substitution of any security on such a loan, advance of credit, or for the purpose of influencing in any way the action of such Department, makes, passes, utters, or publishes any statement, knowing the same to be false, or alters, forges, or counterfeits any instrument, paper, or document, or utters, publishes, or passes as true any instrument, paper, or document, knowing it to have been altered, forged, or counterfeited, or willfully overvalues any security, asset, or income, shall be fined under this title or imprisoned not more than two years, or both.

Acceptance of Terms & Conditions

Property listings could include technical inaccuracies or typographical errors. Also, properties may contain zoning and code violations as well as defects which could affect the purchaser's health or safety. **It is the purchaser's responsibility** to satisfy himself as to accurate information and property condition, including any possible zoning and code violations.

1. HUD reserves the right to reject any and all offers and to waive any informality or irregularity in any bid offers.
2. The listing price is HUD's determination of **fair market value**.
3. HUD reserves the right, in its sole discretion, to accept offers less than listing price, but only the highest net acceptable offer will be considered.
4. HUD may accept the offer giving the **greatest net return**.
5. HUD reserves the right to withdraw any and all listed properties prior the bid opening.
6. Accuracy of information contained in property listings is not guaranteed.
7. The seller has not lived in the property for at least one hundred eighty (180) days prior to the date of receiving an offer for the subject property. Hence, the seller does not have the requisite personal knowledge to make accurate disclosure about the property.

All HUD homes are sold in "AS IS" condition. We encourage you to make your offer contingent upon a satisfactory inspection by making the Professional Property Inspection form part of your offer. Equipment found to be working upon initial inspection is NOT warranted upon closing.

By checking this box, you agree to the terms and conditions listed above.

Prior to submitting your bid, a check will be made to confirm the availability of the property.
If this property is no longer available for bidding, you will receive a message that your bid was not submitted.

By clicking 'Confirm This Bid' I certify that I have read and understand the above fraud warning.
I certify that the information contained herein is true and correct to the best of my knowledge.

Confirm This Bid

After acknowledging the terms and conditions by clicking the checkbox, bidders must click the Confirm This Bid button to complete the bid submission process and display the Bid Acknowledgement.

Bid Acknowledgement

The Bid Acknowledgement will record that the bid has been submitted successfully. A confirmation number is generated, and the date and time of the submission is recorded. The form may be printed by clicking the Print Bid Acknowledgement button at the top right of the screen.



Bid Acknowledgement

Print

Your Bid has been Successfully Submitted.

Confirmation Number 15771892-30477860	Current System Time 8/24/2023 2:48:17 PM
-------------------------------------------------	----------------------------------------------------

Property Information

Case # 422-378484	Sales Type IE (Insured Escrow)
Address 882 Xolgv Wulzx Pryor, OK 74361 Mayes County	List Price \$185,000

Your bid has been successfully submitted. Please print this page. You need to provide your confirmation number when inquiring about this bid. If this bid is awarded, you are responsible for delivering the original signed contract and all addenda within two (2) business days of being notified of the bid award.

Bid Information

3. The Agreed purchase price of the property is: \$181,000	4. Purchaser is: applying for HUD/FHA insured financing 203(b) repair escrow
5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed: \$0	
6a. Upon sales closing, Seller agrees to pay to the broker a commission (Including selling bonus, if offered by seller) of: \$5,430	
6b. Upon sales closing, Seller agrees to pay to the broad listing broker (If broker identified is not the broad listing broker): \$5,430	
7. The net amount due Seller is (Purchaser price [Item 3]) less Items 5 and 6: \$170,140	
8. Purchaser is: Owner-Occupant	10. Backup Offer Yes

My Bids

Selling Brokers/Agents, Nonprofits and Government Agencies can access bids In Progress or previously placed from the MY BIDS Menu.

MY BIDS

This menu option is available if the user is logged in.

Bids are categorized by the following:

- Not-Submitted Bids
- In-Progress Bids
- Accepted Bids
- Archived Bids

Not-Submitted Bids

Not-submitted bids are those where the bid has begun but not all 4 sections have been completed and acknowledged. Bid submitters can access and continue their bid until the bid deadline.

Note: The Not-Submitted Bids Tab will not appear if there are no bids in that category.

Not-Submitted Bids In-Progress Bids Accepted Bids Archived Bids

These bids have not been submitted yet. Please continue with bid submission.

2 Bid(s) Found

Case #	Property Address	Case #	Property Address
[REDACTED]	160 Txeeb Ybtsz Thornton, CO, 80229	[REDACTED]	501 Caqek Todbv Grand Junction, CO, 81501
Bid Deadline	Bid Type	Bid Deadline	Bid Type
8/17/2023 11:59:59 PM CT	New Bid	8/10/2023 11:59:59 PM CT	New Bid
Purchaser Type	Purchaser Name	Purchaser Type	Purchaser Name
Owner-Occupant	Joe Doe	Owner-Occupant	Joe Doe
Net Bid Amount	NAID	Net Bid Amount	NAID
\$329,000	GNGREM8628	\$141,000	GNGREM8628
Continue Bid		The deadline to place this bid has passed. This bid will be removed after 7 days past the deadline. You can start a new bid for the current bid open date if the property is still available for bidding.	

Once the Bid Deadline passes, the bid can no longer be continued. The Continue Bid button will be replaced by a message letting users know that their bid will be removed after 7 days past the deadline.

In-Progress Bids



In-Progress Bids are separated into three categories:

- 1) Sealed Bids
- 2) Counter Offers
- 3) Other

Sealed Bids

Sealed Bids are bids that have been submitted, however, the Asset Manager does not yet have access to these either because the bid opening period has not yet occurred, or the Asset Manager accepted a bid from a previous bid period.

These bids can be modified if the Listing Period has not ended, or another bid has been accepted.

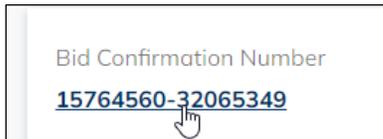
Bids may also be withdrawn prior to the bid opening.

The screenshot shows the 'Sealed Bids' section of the application. It includes navigation tabs for 'In-Progress Bids', 'Accepted Bids', and 'Archived Bids'. Below these are sub-tabs for 'Sealed Bids', 'Counter Offers', and 'Other'. A message states: 'Sealed Bids are not available to the Asset Manager. You can modify these bids unless the Ass earlier bid period, or the Listing Period has ended. You can choose to withdraw the sealed bid.' Below the message, it says '1 Bid(s) Found'. A card displays the following bid details:

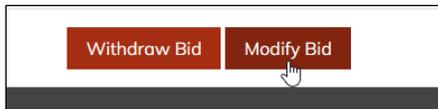
Bid Confirmation Number	
15764560-32065349	
Case #	Property Address
[REDACTED]	841 Qckir Pvufi Bethesda, MD, 20814
Bid Open Date	Net Bid Amount
7/14/2023	\$376,000
Purchaser Type	Purchaser Name
Investor	JK
Last 4 of SSN/EIN/ID	NAID
8999	FRFXRL8965

To Modify a sealed bid:

Use the Bid Confirmation Number link on the bid card to navigate to Bid Details.



Scroll down to the bottom of the Bid Details and click Modify Bid.



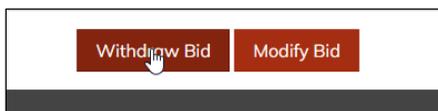
Make the changes and submit the bid modification.

An Acknowledgement page will be displayed. The new modification will be on the Sealed Bids tab.

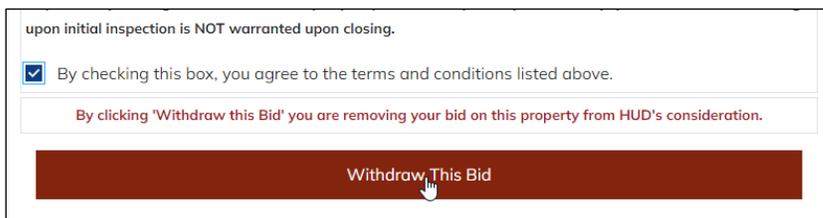
To withdraw a sealed bid:

Use the Bid Confirmation Number link on the bid card to navigate to Bid Details.

Scroll down to the bottom of Bid Details screen and click Withdraw Bid.



Follow the instructions on the Bid Summary window to complete the bid withdrawal: scroll to the bottom, check the agree to the terms and conditions checkbox and click Withdraw This Bid button.



Bid Acknowledgement will be displayed. It can be printed out.

Bid Acknowledgement

Your Bid has been Successfully Withdrawn.

Confirmation Number: 15764561-32065349

Current System Time: 7/13/2023 9:33:34 AM

[Print](#)

Property Information

Case #	Sales Type
[Redacted]	IN (Insured)
Address	List Price
841 Qckir Pvufi	\$417,000
Bethesda, MD 20814	
Montgomery County	

Your bid withdrawal has been recorded. Please print this page. You will need to provide your confirmation number when inquiring about this bid.

The withdrawn bid can be found on My Bids → Archived Bids

Counter Offer Bids

Any bids that are eligible for a counter offer will be listed as long as the counter offer period is active.

My Bids

[In-Progress Bids](#) [Accepted Bids](#) [Archived Bids](#)

[Sealed Bids](#) **Counter Offers** [Other](#)

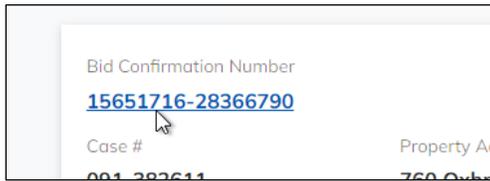
Counter Offer bids are bids that are eligible for counter offer and the counter offer period is active.

1 Bid(s) Found

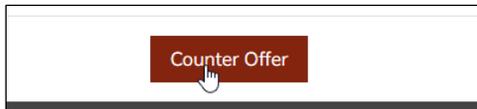
Bid Confirmation Number	15651716-28366790
Case #	[Redacted]
Property Address	760 Oxhpe Xwvly Panama City, FL, 32401
Bid Open Date	8/5/2022
Net Bid Amount	\$193,600
Purchaser Type	Owner-Occupant
Purchaser Name	Njlnpjufw
Last 4 of SSN/EIN/ID	NAID
	0826 ANCHSH8178

To counter offer a bid:

Click Bid Confirmation Number link to load the Bid Details page.



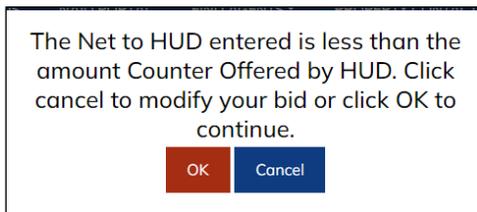
Scroll down to the bottom of the bid details and click Counter Offer button.



Update the amounts and click Save & Continue. Only amounts can be modified when making a counter offer.

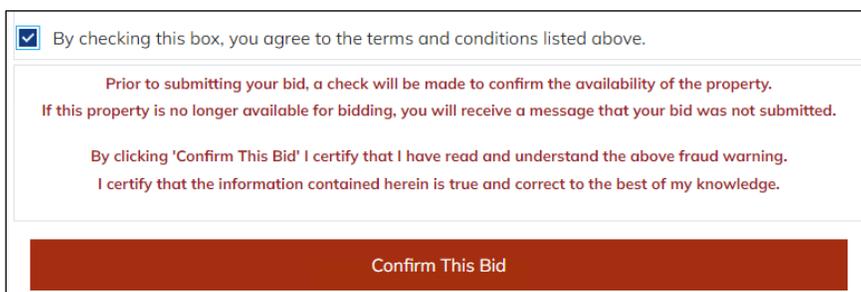


If Net to HUD is lower than minimum counter offer amount that HUD has set, the following screen will show:



Either modify the amounts until the minimum is met or click OK to continue.

When the Bid Summary screen shows after clicking OK (or after Save & Continue if the amount was higher than minimum counter offer), scroll down to the bottom, check the checkbox and click Confirm This Bid.



Bid Acknowledgement will load when the bid was submitted successfully.

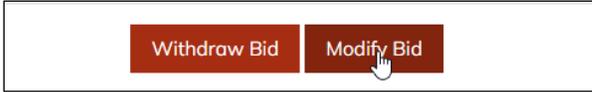
This bid is now in My Bids → In-Progress Bids → Sealed Bids

In-Progress Bids → Counter Offers should not contain the original cancelled bid that is can be counter offered anymore. This bid will be in Archived Bids tab (if it was submitted in the last six months).

If the new sealed bid is withdrawn, the original counter offer bid will appear again on Counter Offers tab.

Modifying a counter offer bid

When sealed bid is a counter offer, the same rules apply – only amounts can be updated.

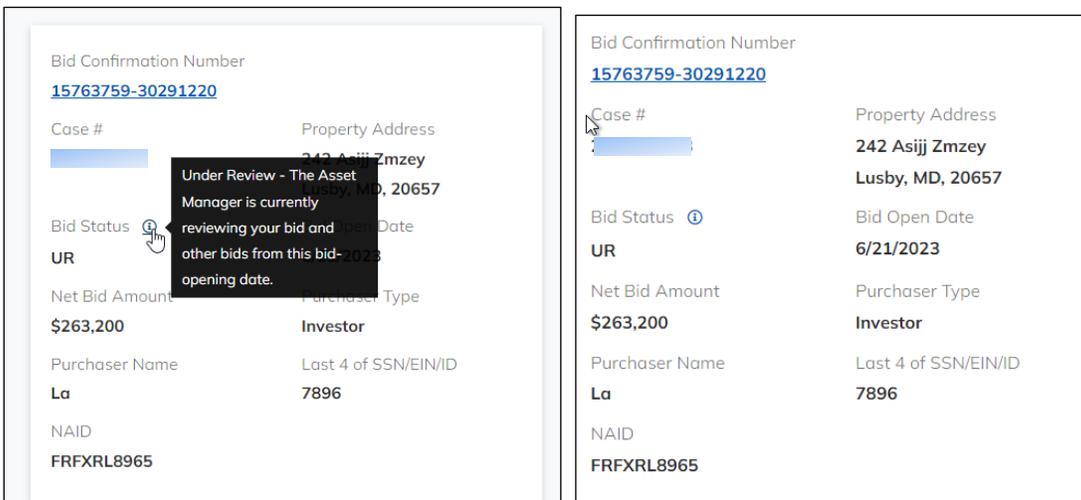


Follow the instructions from Counter offer a bid starting with step 3.

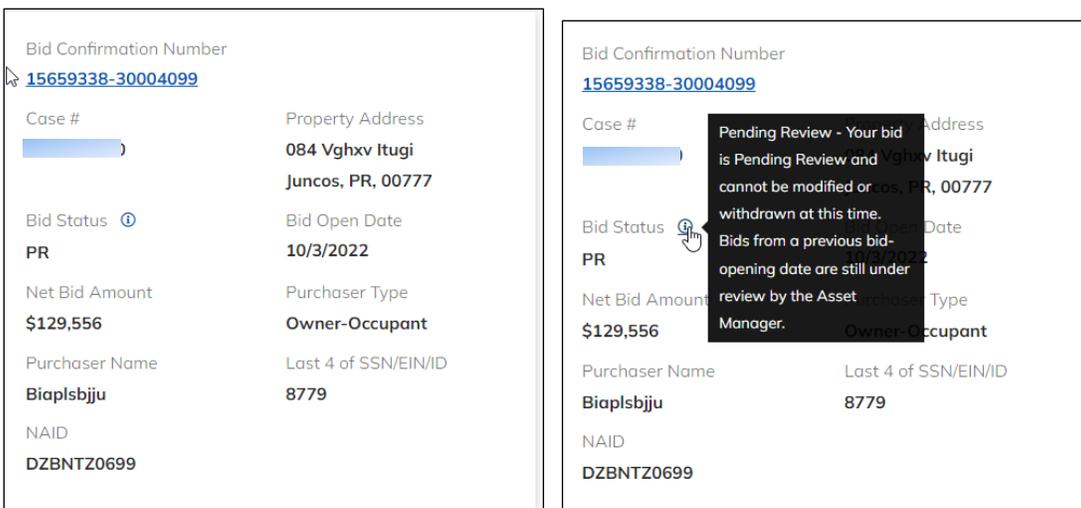
Other Bids

This tab will display all bids that have been submitted on properties that have yet to close. The Bid Status will reflect one of the following:

- **Under Review (UR)** – Bids are being reviewed but no bid has yet been selected.



- **Pending Review (PR)** – The Bid opening period has not yet occurred.



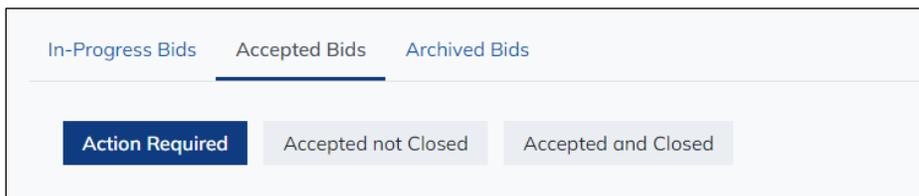
- **Other Bid Selected (OBS)** – Another bid has been selected, but the property is not yet under contract.

<p>Bid Confirmation Number 15764558-32065349</p> <p>Case # [Redacted]</p> <p>Bid Status ⓘ OBS</p> <p>Net Bid Amount \$379,980</p> <p>Purchaser Name Jk</p> <p>NAID FRFXRL8965</p>	<p>Property Address 841 Qckir Pvufi Bethesda, MD, 20814</p> <p>Bid Open Date 6/26/2023</p> <p>Purchaser Type Owner-Occupant</p> <p>Last 4 of SSN/EIN/ID 5215</p>
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- **Bid Under Contract (OBC)** – Another bid has been selected and it is under contract; however, the property has not yet closed.

<p>Bid Confirmation Number 15761211-31968171</p> <p>Case # [Redacted]</p> <p>Bid Status ⓘ OBC</p> <p>Net Bid Amount \$44,602</p> <p>Purchaser Name Gtmpqihwd</p> <p>NAID TRNTYR4176</p>	<p>Property Address 414 lkifs Pyixo Delray Beach, FL, 33484</p> <p>Bid Open Date 3/31/2023</p> <p>Purchaser Type Investor</p> <p>Last 4 of SSN/EIN/ID 2630</p>
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Accepted Bids



Accepted Bids for Brokers and Agents are divided into the following three categories:

- 1) Action Required
- 2) Accepted not Closed
- 3) Accepted and Closed

Action Required

This section will include bids that have been accepted but require either supporting documentation or verification before the property can be put under contract.

Action Required bids are bids that have been accepted and need documents uploaded or verified so the Asset Manager can verify as well. Clicking on View Checklist will open the bid checklist where these actions can be made. To view the bid details, click on the Bid Confirmation Number.

1 Bid(s) Found

Bid Confirmation Number	15761037-29939420	View Checklist
Case #	[REDACTED]	Property Address 992 Rlubw Eusrk Gloversville, NY, 12078
Bid Accepted Date	3/29/2023	Net Bid Amount \$32,000
Purchaser Type	Owner-Occupant	Purchaser Name Asd
Last 4 of SSN/EIN/ID	6666	NAID RYLVWR3148

Clicking the Bid Confirmation Number will open the Bid Details Page which contains all the Property, Bid, Purchaser, and the Buyer's Select Closing Agent information. Additional Information may be found in the [Bid Details](#) section.

To access the Bid Checklist, click View Checklist. This is where bidders may modify some of the bid information, verify additional details and upload any required documentation. Additional information may be found in the [Bid Checklist](#) section.

Accepted not Closed

This section will include bids that have been accepted and all verification has been performed but the sale has not closed yet. Once the property closes the bid will move to Accepted and Closed. If the sale is cancelled, the bid will move into the Archived Bids section.

Clicking the Bid Confirmation Number will open the Bid Details page.

In-Progress Bids Accepted Bids Archived Bids

Action Required **Accepted not Closed** Accepted and Closed

These bids have been accepted but are not yet closed.

1 Bid(s) Found

Bid Confirmation Number	
15702949-28124029	
Case #	Property Address
[REDACTED]	037 Ptqbi Pqfve Baltimore, MD, 21229
Bid Accepted Date	Net Bid Amount
2/15/2023	\$58,240
Purchaser Type	Purchaser Name4
Owner-Occupant	Tydcvszsim
Last 4 of SSN/EIN/ID	NAID
3911	FRFXRL8965

Accepted and Closed

This section will include bids that have been accepted and the sale has closed.

Clicking the Bid Confirmation Number will open the Bid Details page.

In-Progress Bids Accepted Bids Archived Bids

Action Required Accepted not Closed **Accepted and Closed**

These bids have been accepted, verified by the AM and are now closed.

33 Bid(s) Found

Bid Confirmation Number 15652817-31933775		Bid Confirmation Number 15577545-26526147	
Case #	Property Address	Case #	Property Address
[Redacted]	897 Krxzi Vkyi San Diego, CA, 92105	[Redacted]	091 Tuvwt Tczj Orange, CA, 92868
Bid Accepted Date	Net Bid Amount	Bid Accepted Date	Net Bid Amount
8/15/2022	\$477,726	3/4/2021	\$315,250
Purchaser Type	Purchaser Name4	Purchaser Type	Purchaser Name4
Investor	Ujamluqsy	Investor	Minvdoevxx
Last 4 of SSN/EIN/ID	NAID	Last 4 of SSN/EIN/ID	NAID
2934	RLSTTR6952	2934	RLSTTR6952

Archived Bids

Not-Submitted Bids In-Progress Bids Accepted Bids **Archived Bids**

Archived bids will display previously submitted bids that have either been cancelled, withdrawn or were not accepted and the sale is closed.

Clicking the Bid Confirmation Number will open the Bid Details page.

Bid Confirmation Number 15719989-31686433	
Case #	Property Address
[Redacted]	355 Wvdpm Goyic San Jacinto, CA, 92583
Bid Status ⓘ	Bid Open Date
CA	3/9/2023
Net Bid Amount	Purchaser Type
\$197,880	Investor
Purchaser Name	Last 4 of SSN/EIN/ID
Chsvllvfeq	2934
NAID	
RLSTTR6952	

Case #	Property Address
[Redacted]	355 Wvdpm Goyic San Jacinto, CA, 92583
Bid Status ⓘ	Bid Open Date
CA	3/9/2023
Net Bid Amount	Purchaser Type

Cancelled - Your bid was cancelled by the Asset Manager.

Bid Confirmation Number 15689687-30055678		Bid Confirmation Number 15691128-30118100	
Case #	Property Address	Case #	Property Address
[Redacted]	407 Qastx Ipgyu Bayamon, PR, 00959	[Redacted]	407 Cwbmc Wbxod San Juan, PR, 00925
Bid Status ⓘ	Bid Open Date	Bid Status ⓘ	Bid Open Date
OBC	1/30/2023	WI	1/30/2023
Net Bid Amount	Purchaser Type	Net Bid Amount	Purchaser Type
\$137,710	Owner-Occupant	\$106,000	Owner-Occupant
Purchaser Name	Last 4 of SSN/EIN/ID	Purchaser Name	Last 4 of SSN/EIN/ID
Yevgiknxll	5720	Ngaczupzcu	9213
NAID		NAID	
DZBNTZ0699		DZBNTZ0699	

Case #	Property Address	Case #	Property Address
[Redacted]	407 Cwbmc Wbxod San Juan, PR, 00925	[Redacted]	407 Qastx Ipgyu Bayamon, PR, 00959
Bid Status ⓘ	Bid Open Date	Bid Status ⓘ	Bid Open Date
WI	1/30/2023	OBC	1/30/2023
Net Bid Amount	Purchaser Type	Net Bid Amount	Purchaser Type
\$106,000	Owner-Occupant	\$137,710	Owner-Occupant
Purchaser Name	Last 4 of SSN/EIN/ID	Purchaser Name	Last 4 of SSN/EIN/ID
Yevgiknxll	5720	Yevgiknxll	5720

Withdrawn - You withdrew your bid from consideration before the Asset Manager reviewed the bid.

Other Bid Under Contract - Your bid has NOT been selected. The Asset Manager has entered into a Sales Contract with a different bidder.

Bid Details Page

Displays the following details:

- Property Information
- Bid Information
- Purchaser Information
- BSCA Information
- Addendums
- Asset Manager
- Field Service Manager
- Listing Broker

The information at the top of the page includes the Case Number, Confirmation Number, Submission Date, the Bid Status, and the Bid Acknowledgment.

Back	[Redacted]
Confirmation Number 15771657-30374946	Submission date 6/11/2023 7:18:05 AM
Bid Status ⓘ Accepted	Bid Acknowledgement

Clicking Bid Acknowledgment will open the Bid Acknowledgment page that contains a confirmation that the bid was submitted and gives users a chance to print the page for their records.

Bid Acknowledgement

[Print](#)
[Back](#)

Your Bid has been Successfully Submitted.

Confirmation Number 15771890-31731590	Current System Time 8/21/2023 11:41:41 AM
-------------------------------------------------	-----------------------------------------------------

Property Information

Case # [Redacted]	Sales Type IN (Insured)
Address 488 Rabqu Qvlw Inverness, FL 34453 Citrus County	List Price \$449,000

Your bid has been successfully submitted. Please print this page. You need to provide your confirmation number when inquiring about this bid. If this bid is awarded, you are responsible for delivering the original signed contract and all addenda within two (2) business days of being notified of the bid award.

Property Information

Displays the following property details:

- # of Beds and Baths
- Total Rooms
- Home Size
- Lot Size
- Total Floors
- Year Built
- Parking Type -Driveway, Garage, # of spaces
- FHA Financing – Insured, Insured with Repair Escrow, or Uninsured
- 203K Eligible
- HOA Fees
- Revitalization Area designation
- Opportunity Zone designation
- Foundation Type

Property Information	
Address	
488 Rabqu Qvluw	
Inverness, FL 34453	
Citrus County	
Bed/Bath	Total Rooms
3/3	8 Rooms
Square Footage	Lot Size
3156 sq ft	1 acres
Year Built	Housing Type
1964	Single Family Home
Number of Stories	Parking
1	Garage (2 spaces)
FHA Financing	203K Eligible
IN (Insured)	No
HOA Fees	Revitalization Area
\$0	No
Opportunity Zone	Foundation Type
No	CrawlSpace

Bid Information

Displays the following:

- Date Listed
- List Price
- Bid Amount
- Net Bid Amount – Bid Amount minus Listing and Selling Broker Commissions
- Buyer Type
- Financing Option
- Backup Offer
- Closing Cost
- Selling Broker Commission
- Listing Broker Commission

Bid Information	
List Date	List Price
5/5/2023	\$449,000
Bid Amount	Net Bid Amount
\$445,000	\$418,300
Buyer Type	Financing Option
Investor	Conventional or other financing not involving HUD/FHA
Backup Offer	Closing Cost
Yes	\$0
Selling Broker Commission	Listing Broker Commission
\$13,350	\$13,350

Purchaser Information

This section includes a Conflict of Interest acknowledgment and the Purchaser Information for all purchasers on this bid.

Purchaser Information

The selling broker/agent submitting this bid is a purchaser or has an ownership interest in an entity purchasing the property.

Conflict of Interest

If the boxes below do not have check marks, you indicated that there is no Conflict of Interest. You can update these in Bid Checklist.

At least one of the Purchasers is an Employee, Immediate Family Member, Management Official, and/or Affiliated Entity to HUD Asset Managers (AMs), HUD Field Service Managers (FSMs), Appraisers for any HUD AM, HUD Local Listing Broker, Buyers Selected Closing Agent, HUD (except for employees who have no involvement in management and oversight of HUD-owned properties)

At least one of the Purchasers is a HUD Employee

Primary Purchaser

Purchaser ID Type	SSN/EIN/ID Number
Business EIN	XX-XXX2938
First Name	Middle Name
Ybijfydfsv	
Last Name	Company Name
Cthzjpucsw	JFBJW FJBBP
Street Address	City, State, Zip
553 Nulsd	Lafayette, LA 70508
Email Address	Phone
owqxeogawl@example.com	(001) 850-6142
Mobile Phone	
(001) 850-6142	

Conflict of Interest

If one or more of the purchasers has a relationship with a HUD Employee or is a HUD Employee themselves, they must acknowledge their Conflict of Interest. Selecting on the second checkbox will automatically select the first and will display the document upload section where users must upload a Conflict of Interest Form. Uploading the form without clicking save will still save the conflict of interest.

If the bid has already been accepted, the checkboxes will be disabled. The Conflict of Interest can be updated on the [Bid Checklist](#).

BSCA Information

The Buyers Select Closing Agent (BSCA) section shows the Closing Agent chosen to assist in closing the property for the Purchaser. The company’s contact information, as well as the Escrow Officer’s information, is listed in this section.

BSCA Information	
Company Name UJYRB BRBUF	Company Phone
Street Address 521 Ffatd	City, State, Zip Lafayette, LA 70508
BSCA ID CYPRES0010	Escrow Officer latxj Ncnlm
Escrow Officer Email wiekqjnyjl@example.com	Escrow Officer Phone (001) 577-1657
Backup Officer Pefbp Kjnnm	Backup Officer Email vvusroyoqm@example.com
Backup Officer Phone (001) 577-1657	

Designated Signer

By Default, the Principal Broker listed on the NAID is responsible for Electronically signing the Sales Contract. Their first name, last name, and email are listed on the bid details.

E-Signature Designated Signer for the Brokerage Information	
First Name lovscgasva	Last Name ldbyppteix
Email lovscgasva@gmail.com	

Addendums

A list of national, state, local or property specific addendums is displayed. The addendums are pulled from the P260 application. These addendums are also listed in the [Property Details](#).

Addendums		
Closing FAQs	PROPERTY LISTING DISCLOSURE	PROPERTY CONDITION REPORT
LBP PAMPHLET	LBP ADDENDUM	LBP ADDENDUM
LBP ADDENDUM - SELLER HAS RECORDS	Flood Addendum	ENVIRONMENTAL COMPLIANCE REPORT
E-Signature Quick Reference Guide		

Asset Manager

Asset Managers are responsible for hiring listing brokers and selling the property. Their contact information is also listed in the [Property Details](#).

Asset Manager	
Asset Manager QDJTB PGZWU	Email RNEJTPSWO@EXAMPLE.COM
Phone (000) 000-1845	Fax (000) 000-1845
Company Name CJPJB FZOCR WWW.RAINECOMPANY.COM 238 Txylc Lrizd Atlanta, GA 30305	

Field Service Manager

Field Service Managers are responsible for maintaining the property in a proper condition for sale. Their contact information is also listed in the [Property Details](#).

Field Service Manager	
Field Service Manager ZLOFI OINXU	Email RXLPZCRVT@EXAMPLE.COM
Phone (000) 000-1805	Fax (000) 000-1805
Company Name NSRYJ ASPTA WWW.GUARDIANASSETMGT.COM 164 Tlhrb Nlqls Langhorne, PA 19047	

Listing Broker

Listing Brokers assist the Asset Manager in the listing and marketing of the property. Their contact information is listed in the [Property Details](#).

Listing Broker	
Listing Broker PETQY WVKPG	Email VGTDBNEAGN@EXAMPLE.COM
Phone (000) 476-9199	Fax
Company Name ZXFQL OLQOQ 509 Rkyon Boca Raton, FL 33432	

Bid Checklist

After bids are accepted, the Broker/Agent will be required to verify information and may be requested to provide supporting documentation. Additionally, some information from the initial bid may need to be modified. The Bid Checklist is the area where these actions can be performed. It is accessed from the Action Required Tab under the Accepted Bids Tab within the My Bids Menu by clicking the View Checklist link. Additional details may be found in the [Action Required](#) section.

The screenshot shows a web interface with three tabs: 'In-Progress Bids', 'Accepted Bids', and 'Archived Bids'. The 'Accepted Bids' tab is active and contains three sub-tabs: 'Action Required' (highlighted in dark blue), 'Accepted not Closed', and 'Accepted and Closed'. Below the sub-tabs is a text block explaining that 'Action Required' bids need document uploads and that the Asset Manager will review them before issuing a sales order. It also states '1 Bid(s) Found'. A card displays the following information:

Bid Confirmation Number	15771657-30374946	View Checklist
Case #	[Redacted]	Property Address
		654 Rwmfp Wblhy Breux Bridge, LA, 70517

The following outlines the sections of the Bid Checklist.

Financing Type

The screenshot shows a form titled 'Finance Type'. Below the title, it states 'Purchaser is applying for HUD/FHA insured financing 203(k)'. At the bottom of the form is a red 'Modify' button.

This section allows bidders to update the financing that will be used in the sale. Once the Modify button is clicked, the following options will appear.

Purchaser is

applying for HUD/FHA insured financing 203(b)
 applying for HUD/FHA insured financing 203(b) repair escrow
 applying for HUD/FHA insured financing 203(k)
 applying for conventional or other financing not involving HUD/FHA
 paying cash

Choosing a different option and clicking the Save button will record the new Finance Type

Notes

- If disposition program type is Uninsured – 203(b) option will be disabled.
- 203(b) repair escrow option will only be enabled if disposition program type is Insured Escrow and Escrow Amount > 0.
- 203(k) option will be disabled if Disposition – 203K is N or Contract Owner Type is Investor.

Designated Signer

Designated Signer ▼

First Name	Last Name	Email
Thjz	Nkxqtygink	fjaggknmsx@example.com

By Default, the Principal Broker listed on the NAID is responsible for Electronically signing the Sales Contract. This responsibility may be designated to a different person after clicking the Modify Button.

Designated Signer ▼

First Name	Last Name	Email
<input type="text" value="Thjz"/>	<input type="text" value="Nkxqtygink"/>	<input type="text" value="fjaggknmsx@example.com"/>

To designate a different signer, Brokers/Agents will enter a different First Name, Last Name and Email Address and then click the Save Button.

Purchaser Information

Purchaser Information ▼

Please enter the Purchaser's mobile phone number below. It may be used as part of the E-signature validation process.
 At least one purchaser must be living in the property. Those not living in the property will not be required to sign the Owner Occupant Addendum.

Primary Purchaser

Verified Purchaser
No

ID Type
Business EIN

SSN/EIN/ID Number	Company Name		
XX-XXX2938	JFBJW FJBPP		
First Name	Middle Name	Last Name	
Ybijfydfsv		Cthzjpucsw	
Address	City	State	Zip Code
553 Nulsd	Lafayette	LA	70508
Phone Number	Mobile Number	Email Address	
(001) 850-6142	(001) 850-6142	owqxeogawl@example.com	

Original Purchaser

[Modify](#)

The Purchaser Information section provides details about each purchaser which was included in the original bid submission. Clicking the Modify Button will display the modifiable fields as well as all the options.

Primary Purchaser

Verify Purchaser
 Set as Primary Purchaser
 Remove Purchaser

ID Type*

Individual SSN
 Business EIN
 ITIN/US Govt ID

SSN/EIN/ID Number*	Company Name*	
Ybifjdfsv	JFBJW FJBPP	
First Name*	Middle Name	Last Name*
553 Nulsd	Lafayette	Cthzjucsw
Address*	City*	State*
(001) 850-6142	(001) 850-6142	LA
Phone Number*	Mobile Number	Zip Code*
(001) 850-6142	(001) 850-6142	70508
Email Address*		
owqxeogawl@example.com		

Original Purchaser

Add Another Purchaser

Save
Cancel

Here are the following requirements in the purchaser section.

- **Verify Purchaser** – Each purchaser’s information must be verified by checking the Verify Purchaser checkbox. Saving the section will record and display the verification date. If the purchaser is removed, verification will also be removed.
- **Set as Primary Purchaser** – Each bid must have one Primary Purchaser, however, if there are multiple purchasers entered, anyone can be designated.
- **Remove Purchaser** – Purchasers may be removed from the bid, however, at least one of the original members (noted as Original Purchaser on screen) listed on the bid must remain. If the Primary Purchaser is being removed, another purchaser must be selected as the Primary Purchaser.
- **ID Type** – If this is Owner Occupant sale, ID Type cannot be business. Also, if the listing is in Lottery or Exclusive period (and this is an Owner Occupant sale), the ID type can only be Individual. If this is an Investor sale, there are no restrictions on ID type. If ID type is business, Company Name is mandatory.
- **Mobile Phone** – should be entered for each Purchaser in case other Electronic Signature authentication methods do not work and text verification must be used.
- **Email Address** – verification is important because the Sales Contract will be electronically sent to the email address listed for signature.
- **Original Purchaser** – will be checked if the Purchaser is part of the original bid submission.
- **Not Living in Property** – If this is an Owner Occupant sale, there must be at least one Purchaser living in the property.
Note: This will be hidden for Investor sales.

Additional Purchasers

Additional Purchasers may be added by clicking the Add Another Purchaser button and filling out the section. Up to three addition purchasers can be added.

Add Another Purchaser

Verify Purchaser
to Verified
 Set as Primary Purchaser
 Remove Purchaser

ID Type*

Individual SSN
 Business EIN
 ITIN/US Govt ID

SSN/EIN/ID Number*	Company Name	
First Name*	Middle Name	Last Name*
Address*	City*	State* ▼
Phone Number*	Mobile Phone	Zip Code*

Original Purchaser
 Not Living in Property

The additional purchaser can also be removed by clicking the Undo Add Purchaser button before saving. This way, the purchaser is never saved.

Undo Add Purchaser

Buyers Select Closing Agent Verification

The Buyers Select Closing Agent (BSCA) section allows for selection of the Closing Agent chosen to assist in closing the property for the Purchaser.

Buyers Select Closing Agent Verification ▼

If you know the Buyers Select Closing Agent (BSCA) that you want to use, begin typing the name in the Company Name field and select from the list. Click in the Escrow Officer and Backup Officer fields to either select from existing officers or type in alternative names. A backup officer is not required. If your chosen Buyers Select Closing Agent is not listed, complete all of the required fields and it will be created.

Company Name	Company Phone	Company Address
FLIKU HVINO	(000) 001-6605	Qpfc
City	State	Zip
Auburn	AL	36830
BSCA ID		
AKRIDG0001		
Escrow Officer	Escrow Officer Email	Escrow Officer Phone
Tpxv Boewd	bbbfqpuvdp@example.com	(000) 000-5333
Backup Officer	Backup Officer Email	Backup Officer Phone
Gial Nparb	Ifdylrhhfk@example.com	(000) 010-3491

Modify

The Company and/or Escrow Officers may be added or updated by clicking the Modify Button.

Clearing out the Company Name will also clear all the other fields, allowing for a new company to be entered and selected.

Typing into the Company Name field (at least three characters) will provide a listing of all the companies that have been set up. Selecting an existing company from the autocomplete results will populate the rest of the company fields. Clicking into the Escrow Officer name fields will provide a listing of all the officers for the company. Selecting from the autocomplete will populate the email and phone fields. If the broker is using a selected company and officers, only the Company Name, Escrow Officer Name, and Backup Officer fields will be editable. The rest will be disabled since the information is already saved.

The Escrow Officer Name and Email Address are important because the Sales Contract will be electronically sent to the Email listed. If a Backup Officer is listed, they will receive the Sales Contract as well and either the Escrow Officer or Backup Officer may sign the package.

Company Name* <input type="text" value="UJYRB BRBUF"/>	Company Phone <input type="text"/>	Company Address* <input type="text" value="Gosxf"/>
City* <input type="text" value="Lafayette"/>	State* <input style="border-bottom: none; border-top: none; border-left: none; border-right: none; text-align: center; font-size: 0.8em; color: #ccc; cursor: pointer; width: 100%;" type="text" value="LA"/>	Zip* <input type="text" value="70508"/>
BSCA ID <input style="background-color: #007bff; color: white; width: 100%; height: 15px;" type="text"/>		
Escrow Officer* <input type="text" value="latxj Ncnlm"/>	Escrow Officer Email* <input type="text" value="wiekqlnvj@example.com"/>	Escrow Officer Phone* <input type="text" value="(000) 011-1578"/>
Backup Officer* <input type="text" value="Pefbp Kjnmm"/>	Backup Officer Email* <input type="text" value="vvusroyoqm@example.com"/>	Backup Officer Phone* <input type="text" value="(000) 011-9249"/>

Save Cancel

If the broker wants to use a Closing Agent that is not in the system, they can manually enter the information and the company will be added once the record is saved.

Buyers Select Closing Agent Verification ▼

Company Name* <input type="text" value="New Company"/>	Company Phone <input type="text" value="(002) 888-9630"/>	Company Address* <input type="text" value="123 Company Adress"/>
City* <input type="text" value="Some City"/>	State* <input style="border: none; background-color: #f0f0f0; text-align: center; font-size: small; font-weight: bold; cursor: pointer; width: 100%;" type="text" value="LA"/>	Zip* <input type="text" value="74102"/>
BSCA ID		
Escrow Officer* <input type="text" value="Tina Officer"/>	Escrow Officer Email* <input type="text" value="tina@example.com"/>	Escrow Officer Phone* <input type="text" value="(001) 254-1236"/>
Backup Officer* <input type="text" value="Bill Officer"/>	Backup Officer Email* <input type="text" value="bill@example.com"/>	Backup Officer Phone* <input type="text" value="(001) 254-7879"/>
<input style="margin-right: 20px;" type="button" value="Save"/> <input type="button" value="Cancel"/>		

In order to verify the Closing Agent, a copy of the Closing Agent’s State License and a Closing Protection Letter must be uploaded and not expired.

If there is a new Closing Agent entered or Closing Agent chosen has expired documentation on file, they will see the following messages and will be required to upload the proper supporting documentation before the property can close.

This bid contains a new Buyers Select Closing Agent that has not registered with HUD. Please upload the following documents and provide the expiration dates for each:

Select the file by clicking the Browse or Choose File button. Once the file has been selected, click the Upload button and the document will be uploaded. These file types are permitted: pdf, doc, and docx. File upload size limit is 10MB.

A Copy of Closing Agent’s State License	Expiration Date (MM/DD/YYYY):	
<input style="width: 50px;" type="button" value="Choose File"/> No file chosen	<input style="width: 100%;" type="text"/>	<input style="width: 50px; height: 20px;" type="button" value="Upload"/>
A Closing Protection Letter (CPL)	Expiration Date (MM/DD/YYYY):	
<input style="width: 50px;" type="button" value="Choose File"/> No file chosen	<input style="width: 100%;" type="text"/>	<input style="width: 50px; height: 20px;" type="button" value="Upload"/>

If the documents were already uploaded, but expired, this message will be displayed instead:

One or both Closing Agent documents has expired. Please upload an updated document and fill out the expiration dates. HUD cannot close on the property unless the Closing Agent forms are up-to-date.

If the Asset Manager has uploaded these documents and they are not expired, the documents upload section will be hidden. The broker can verify.

If broker added a new BSCA company, Asset Manager must verify.

If documents have expired or do not exist and the broker needs to upload them, the broker will not be able to verify this section. The Asset Manager will have to verify on P260.

Verify BSCA is hidden for users if one of the following conditions are met:

- Title company is inactive.
- One or both BSCA documents was uploaded by the broker themselves for the bid (AM has to verify in this case, not Broker).
- One or both BSCA documents is expired or missing.
- BSCA company was manually entered.

The broker can upload the documents by clicking Choose File and selecting the appropriate file. Files must be pdf, doc, or docx and less than 10 MB.

After uploading a document, the new file name will be displayed. Clicking this file name will download the document. If the broker uploads the documents, verification will have to be done by the Asset Manager (AM) in P260. Until the AM verifies the documents and information, the expiration date can be updated, and the documents will be removable. After the AM verifies, the documents can no longer be removed.

A Copy of Closing Agent's State License

[Copy_of_Closing_Agent_State_License_71123934.pdf](#) Remove

Expiration Date (MM/DD/YYYY):

Update Expiration Date

A Closing Protection Letter (CPL)

[Closing_Protection_Letter_71123935.pdf](#) Remove

Expiration Date (MM/DD/YYYY):

Update Expiration Date

If there is a new Closing Agent entered or Closing Agent chosen has expired documentation on file, they will see the following messages and will be required to upload the proper supporting documentation before the property can close.

This bid contains a new Buyers Select Closing Agent that has not registered with HUD. Please upload the following documents and provide the expiration dates for each:

Select the file by clicking the Browse or Choose File button. Once the file has been selected, click the Upload button and the document will be uploaded. These file types are permitted: pdf, doc, and docx. File upload size limit is 10MB.

A Copy of Closing Agent's State License	Expiration Date (MM/DD/YYYY):	Upload
Choose File No file chosen	<input style="width: 100%;" type="text"/>	
A Closing Protection Letter (CPL)	Expiration Date (MM/DD/YYYY):	Upload
Choose File No file chosen	<input style="width: 100%;" type="text"/>	

The BSCA documents section will be hidden if documents are not expired and not submitted by the bidder on that bid checklist. The broker will be allowed to verify by checking the Verify Closing Agent box. After saving the section, the date will be populated.

Verify Closing Agent

Buyers Select Closing Agent Verification

If you know the Buyers Select Closing Agent (BSCA) then click in the Escrow Officer and Backup Officer field. If you do not know the BSCA, you must select a BSCA from the list. Click in the Escrow Officer and Backup Officer field if required. If your chosen Buyers Select Closing Agent is not on the list, you must select a BSCA from the list.

Verified Closing Agent
Yes

Date Verified
08/23/2023

Company Name
UJYRB BRBUF

Conflict of Interest

Conflict of Interest ▼

If the boxes below do not have check marks, you indicated that there is no Conflict of Interest.

At least one of the Purchasers is an Employee, Immediate Family Member, Management Official, and/or Affiliated Entity to HUD Asset Managers (AMs), HUD Field Service Managers (FSMs), Appraisers for any HUD AM, HUD Local Listing Broker, Buyers Selected Closing Agent, HUD (except for employees who have no involvement in management and oversight of HUD-owned properties)

At least one of the Purchasers is a HUD Employee. Selecting this option automatically selects the option above and requires you to upload a Conflict of Interest Form

Save Conflict of Interest

If one or more of the purchasers has a relationship with a HUD Employee or is a HUD Employee themselves, they must acknowledge their Conflict of Interest. Selecting the second checkbox will automatically select the first. This will display the document upload for the Conflict of Interest Form. Uploading the form will automatically save the section.

Conflict of Interest ▼

If the boxes below do not have check marks, you indicated that there is no Conflict of Interest.

- At least one of the Purchasers is an Employee, Immediate Family Member, Management Official, and/or Affiliated Entity to HUD Asset Managers (AMs), HUD Field Service Managers (FSMs), Appraisers for any HUD AM, HUD Local Listing Broker, Buyers Selected Closing Agent, HUD
(except for employees who have no involvement in management and oversight of HUD-owned properties)
- At least one of the Purchasers is a HUD Employee. Selecting this option automatically selects the option above and requires you to upload a Conflict of Interest Form

Save Conflict of Interest

Conflict of Interest Form

No file chosen

Documents

Before the Sales Contract can be drawn up for signature, additional documents are required to be uploaded. Additionally, certain documents may be required depending on whether there were changes made during the verification process.

Select the file by clicking the Browse or Choose File button. Files types permitted are pdf, doe, or docx. File upload size limit is 10mb.

<p>Earnest Money Deposit Check</p> <p>EM Amount \$2,000</p>	<p>✓</p> <p>File Name Wire_Notices_71021054.PDF <input type="button" value="Remove"/></p> <p>Date Uploaded 3/21/2023</p>
<p>Buyer Proof of Funds</p>	<p>Buyer Proof of Funds Form</p> <p><input type="button" value="Choose File"/> No file chosen <input style="background-color: #0056b3; color: white; padding: 5px 15px;" type="button" value="Upload"/></p>
<p>Prequalification Letter</p>	<p>✓</p> <p>File Name Prequalification_Letter_71127139.pdf <input type="button" value="Remove"/></p> <p>Date Uploaded 7/7/2023</p>
<p>Broker Designated Signer Letter of Authorization</p>	<p>Broker Designated Signer Letter of Authorization</p> <p><input type="button" value="Choose File"/> No file chosen <input style="background-color: #0056b3; color: white; padding: 5px 15px;" type="button" value="Upload"/></p>

The required documents are as follows:

- Copy of the Earnest Money Deposit Check matching the amount of Earnest Money listed on the bid. **This document will be hidden if the Earnest Money amount is \$0.**
- Buyers Proof of Funds showing they have enough funds to cover the purchase.
- Prequalification Letter to show that a bank qualifies them for purchase of the property.

Additional documents may be required depending on updates to the checklist including:

- Broker Designated Signer Letter of Authorization if the Broker/Agent designates someone other than the Principal Broker to electronically sign the Sales Contract Package.
- Articles of Incorporation will be visible only if the purchaser is a business investor – this is a multi-page legal document that spells out how a business is set up.



Articles of Incorporation

Date Uploaded
6/29/2023

File Name
[Articles Of Incorporation_71126340.pdf](#)

Remove

GNND (Good Neighbor Next Door)

This section will show on Bid Checklist for bids that are submitted for GNND (Teachers, Firefighters, Police Officers) in Lottery period.

GNND (Good Neighbor Next Door Sale) ▼

Good Neighbor Next Door Type:

Firefighter/EMT
 Officer
 Teacher

Save GNND Type Changes

Please upload documents by clicking the Browse or Choose File button. Files types permitted are pdf, doc, or docx. File upload size limit is 10mb.

GNND Questionnaire

Choose File

No file chosen

Upload

GNND Firefighter-EMT (HUD-9549-C)

Choose File

No file chosen

Upload

GNND Employment Verification

Choose File

No file chosen

Upload

GNND type can be modified by selecting the option and then saving the changes. GNND Questionnaire and Employment Verification documents are the same for all the types, but the middle form will differ depending on the type.

- HUD-9549-A is for Officers
- HUD-9549-B is for Teachers
- HUD-9549-C is for Firefighters

These forms are pre-qualification questionnaires specific to the GNND Type so changing the GNND type will remove the form already uploaded. The GNND Questionnaire and Employment Verification will remain.

GNND (Good Neighbor Next Door Sale) ▼

Good Neighbor Next Door Type:

Firefighter/EMT
 Officer
 Teacher

Save GNND Type Changes

Please upload documents by clicking the Browse or Choose File button. Files types permitted are pdf, doc, or docx. File upload size limit is 10mb.

✔

GNND Questionnaire

[GNND Questionnaire_71127143.pdf](#) Remove

Date Uploaded
7/7/2023

GNND Officer (HUD-9549-A)

No file chosen
 Upload

✔

GNND Employment Verification

[GNND_Employment_Verification_71127138.pdf](#) Remove

Date Uploaded
7/7/2023

Manage (View) Agents in HUD Homestore

Agents are set up and maintained within the P260 NAID Portal by the Principal Broker or those designated. Agents can place bids under NAIDs in the states they are licensed. They may only bid in states where the Principal Broker is licensed.

For information on managing agent in the NAID Portal, click see page 95.

To view the agents in HUD Homestore, Select Manage Agents from the top HUD Homestore menu.



If the broker is only linked to one NAID, all their agents will be displayed with all their contact information. Note that there's a link to access the NAID Portal to Manage Agents.

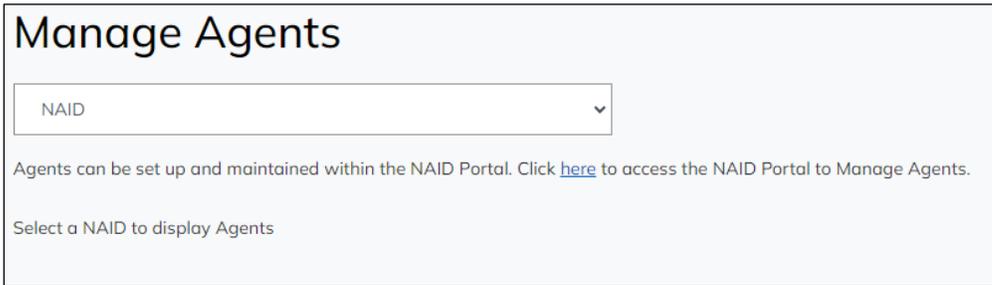
Manage Agents

NAID
JRDSSG4329 - Jrdssgbw Llc
 Agents can be set up and maintained within the NAID Portal. Click [here](#) to access the NAID Portal to Manage Agents.

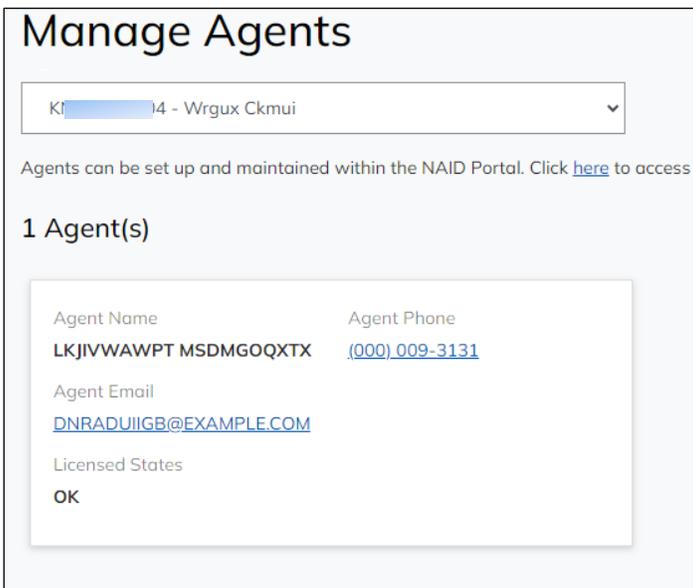
61 Agent(s)

<p>Agent Name JEANNA</p> <p>Agent Phone (817)</p> <p>Agent Email JEANNA</p> <p>Licensed States TX</p> <p>Office Address 1013 S Bowen Rd, Ste. 125 Arlington, TX 76013</p> <p>Office Phone (817)</p>	<p>Agent Name JENNIFER</p> <p>Agent Phone (832)</p> <p>Agent Email JENNGI</p> <p>Licensed States TX</p> <p>Office Address 2101 Kemp Blvd Wichita Falls, TX 76309</p> <p>Office Phone (940)</p>
<p>Agent Name ZACHARY</p> <p>Agent Phone (817)</p> <p>Agent Email [REDACTED]</p> <p>Licensed States TX</p> <p>Office Address 1301 S Bowen Rd Suite 125 Arlington, TX 76013</p> <p>Office Phone (817)</p>	<p>Agent Name JENNIFER</p> <p>Agent Phone (903)</p> <p>Agent Email J.</p> <p>Licensed States TX</p> <p>Office Address 6761 Old Jacksonville Hwy Tyler, TX 75703</p> <p>Office Phone (903)</p>

If a broker is linked to multiple NAIDs, they will select the NAID to see which agents are active under that NAID. Any changes to the status of the agent will need to be updated within the NAID Portal.



After selecting a NAID, the agents tied to that NAID will be displayed with all of their contact information.



Please see the [NAID Portal](#) section for more information.

NAID Portal

NAID PORTAL

The NAID portal is the location where Selling Brokers, HUD-Approved Nonprofits and Government Agencies may do the following:

- Register for NAID (Name and Address Identifier) which is required to place a bid.
- Yearly NAID recertification
- Replace the Principal Broker
- Update Office Information
- Add or Modify Broker Licenses
- Manage Agents

The menu option provides information and links to additional information regarding the NAID Process.

Find Agents

Prospective HUD REO purchasers require a HUD-registered Selling Broker or Agent to place bids on their behalf. To close on a property, purchasers must provide their own Closing Agent. Under the FIND AGENTS Menu option, there are screens available to search for these representatives.

FIND AGENTS ▾

SELLING BROKER/AGENT

BUYERS SELECT CLOSING AGENT

Find a Registered HUD Broker

The Find a Registered HUD Broker Screen allows prospective purchasers to locate a Broker or Agent by City or Zip. A nearby search feature  provides an option to search within a close proximity.

Find a Registered HUD Broker

To make a bid on a HUD Home, you will need to use a HUD-registered Selling Broker. Use this screen to find HUD-registered Selling Brokers in your area. The information shown for these brokers and agents is the information on file with HUD.




Typing at least three characters into the search bar will display an autocomplete list of possible locations. Clicking one of the locations from the drop down (or typing in the full city or ZIP and clicking the ) will display a listing of all Brokers/Agents in that area as well as their contact information.

City or Zip
Atlanta, GA 

892 Broker(s) found 

<p>Company Name KLOZA SRDVJ</p> <p>Office Address 080 Wlfnu Atlanta, GA 30342</p>	<p>Broker Name Ktuoemohb Mbxrtzcaz</p> <p>Office Number (000) 003-5848</p>	<p>Company Name IHRLC AGZHR</p> <p>Office Address 654 Dndwc Atlanta, GA 30339</p>	<p>Broker Name Bazvspkrwq Vgftmynez</p> <p>Office Number (000) 012-2079</p>
<p>Company Name UMNZH MMDCP</p> <p>Office Address 911 Fqrgv Atlanta, GA 30339</p>	<p>Broker Name Vvnedctovz Gqzqtfssv</p> <p>Office Number (000) 026-5734</p>	<p>Company Name CVSRR SMTDF</p> <p>Office Address 655 Ggnni Atlanta, GA 30328</p>	<p>Broker Name Dmealttfwx Fhnfsigpxk</p> <p>Office Number (000) 013-0817</p>

The results can also be displayed in list view by clicking the toggle button on the right  .

892 Broker(s) found 

<p>Company Name KLOZA SRDVJ</p> <p>Office Address 080 Wlfnu Atlanta, GA 30342</p>	<p>Broker Name Ktuoemohb Mbxrtzcaz</p> <p>Office Number (000) 003-5848</p>
<p>Company Name IHRLC AGZHR</p> <p>Office Address 654 Dndwc Atlanta, GA 30339</p>	<p>Broker Name Bazvspkrwq Vgftmynez</p> <p>Office Number (000) 012-2079</p>
<p>Company Name UMNZH MMDCP</p> <p>Office Address 911 Fqrgv Atlanta, GA 30339</p>	<p>Broker Name Vvnedctovz Gqzqtfssv</p> <p>Office Number (000) 026-5734</p>

Clicking the toggle button again will display the results in grid view.

Find a Buyers Select Closing Agent

The Find a Buyers Select Closing Agent (BSCA) allows purchasers to locate a Closing Agent by City or Zip. A nearby search feature  provides an option to search within a close proximity.

Find a Buyers Select Closing Agent

To make a bid on a HUD Home, you and your broker/agent will need to select a HUD-registered Closing Agent. Use this screen to find HUD-registered Closing Agents in your area. The information shown for these Agents is the information on file with HUD. If your Closing Agent is not yet registered with HUD, your broker/agent will need to enter the company name and address as well as the specific escrow officer at that office and their contact information.

City or Zip   Clear

Typing at least three characters into the search bar will display an autocomplete list of possible locations. Clicking one of the locations from the drop down (or typing in the full city or ZIP and clicking the ) will display a listing of all Closing Agents in that area as well as their contact information.

City or Zip   Clear

439 Closing Agents Found 

<p>Company Name WVUEK PFXNT</p> <p>Office Address Azouw Atlanta GA 30309</p> <p>Office Number (000) 001-3121</p> <p>Escrow Officer Name Ufdrp Ncxpd</p> <p>Escrow Officer Number (000) 003-0194</p> <p>Escrow Officer Email yxfidgaxg@example.com</p> <p>Service State GA</p>	<p>Company Name RAJSI CUWFD</p> <p>Office Address Ccbft Atlanta GA 30328</p> <p>Office Number (000) 001-1993</p> <p>Escrow Officer Name Reaag Uuaex</p> <p>Escrow Officer Number (000) 001-9010</p> <p>Escrow Officer Email vxjtjrlyrs@example.com</p> <p>Service State GA</p>
<p>Company Name TQUAC KYWOA</p> <p>Office Address Chmac Atlanta GA 30328</p> <p>Office Number (000) 007-2172</p> <p>Escrow Officer Name Drvvg Myqru</p> <p>Escrow Officer Number (000) 001-8049</p> <p>Escrow Officer Email lxnswtufeg@example.com</p> <p>Service State GA</p>	<p>Company Name RAJSI CUWFD</p> <p>Office Address Ccbft Atlanta GA 30328</p> <p>Office Number (000) 001-1993</p> <p>Escrow Officer Name Turvj Zvrjw</p> <p>Escrow Officer Number (000) 003-1120</p> <p>Escrow Officer Email ftvdqgqkeys@example.com</p> <p>Service State GA</p>

The results can also be displayed in list view by clicking the toggle button on the right  .

439 Closing Agents Found ☰

Company Name WVUEK PFXNT	Office Address Azouw Atlanta GA 30309
Office Number (000) 001-3121	Escrow Officer Name Ufdrp Ncxpd
Escrow Officer Number (000) 003-0194	Escrow Officer Email yxfidgaxxg@example.com
Service State GA	

Company Name RAJSI CUWFD	Office Address Ccbft Atlanta GA 30328
Office Number (000) 001-1993	Escrow Officer Name Reaag Uuæx
Escrow Officer Number (000) 001-9010	Escrow Officer Email vxtjrirls@example.com
Service State GA	

Clicking the toggle button again will display the results in grid view.

Property Contacts

HUD Homestore users can find contact information for HUD owned properties regardless of whether they are currently on the market by entering at least 6 characters of an Address or a full Case Number.

PROPERTY CONTACTS

Property Contacts Search

This Property Contacts search lets you find all homes owned by HUD, even if they are not currently on the market. Either a full case number or at least 6 characters for the address is required.

↗
Q

Clear

The Property Contact card will display:

- Property Address
- Property Case Number
- HUD Office information – The HUD regional office with overall responsibility for managing the property.
- Sales Information – The Asset Manager is responsible for all aspects of the sale including setting the selling price, bid acceptance, contract, and closing.
- Maintenance Information – The Field Service Manager is responsible for inspecting and maintaining the property.
- Broker Information – The Listing Broker was selected by the Asset Manager to assist with the marketing of the home.

Address or Case #
421-592759

1 Properties found

Address	Case #
872 OATSJ QVKUP, OKLAHOMA CITY, OK, 73120	[Redacted]
HUD Office - Denver Homeownership Center Attn: REO Division ?	Call
Sales - CJPJB FZOCR ?	Call Email
Maintenance - NSRYJ ASPTA ?	Call Email
Broker - RCKEC JQLKF ?	Call Email

[View Property Contact Record](#)

Clicking View Property Contact Record displays a screen with more property contact details.

Property Details x

Address
872 OATSJ QVKUP, OKLAHOMA CITY, OK, 73120

HUD Information
Denver Homeownership Center
Attn: REO Division

Address
1670 Broadway, 23rd Floor
Denver, CO 80202

Contact Information
Phone Monday-Friday, 8 am to 8 pm ET,
Tollfree: (800) CALL-FHA or (800) 225-5342
TDD: (877) TDD-2HUD (877) 833-2483

Agent Information

Asset Manager
CJPJB FZOOR
GTMLX JAJTH
645 DUKXU , ATLANTA, GA, 30305
[\(800\) 000-1942](tel:(800)000-1942)
[\(800\) 000-1942](tel:(800)000-1942)
RNEJFTPSWQ@EXAMPLE.COM

Bid Results

Accepted bids are posted for 14 days after the property goes under contract. These results are posted without requiring a login. To search for a property, a Case Number, State, County, City or Zip Code may be entered. If searching by Case Number, the full case number (with or without the dash) is required.

BID RESULTS

Bid Results

Accepted bids are displayed for 14 days after the property has gone under contract. After the 14-day period, bid acceptance information for the property is no longer displayed. A full case number is required if searching by Case Number.

Q
Clear

After entering search criteria, a listing of properties will appear which displays property information along with bid details.

Case #, State, County, City, or Zip Code
 TX

10 Bid(s) found ☰

<p>Case # [Redacted]</p> <p>Property Address [Redacted] Odessa, TX, 79762</p> <p>Purchaser Type Investor</p> <p>Date Opened 09/18/2023</p> <p>Broker Name HOME CHARM REALTY</p>	<p>Net to HUD \$91,180.00</p> <p>Date Submitted 09/16/2023</p> <p>Date Accepted 09/18/2023</p>	<p>Case # [Redacted]</p> <p>Property Address [Redacted] Beaumont, TX, 77705</p> <p>Purchaser Type Investor</p> <p>Date Opened 09/15/2023</p> <p>Broker Name REALM PROPERTIES LLC</p>	<p>Net to HUD \$83,903.00</p> <p>Date Submitted 09/14/2023</p> <p>Date Accepted 09/18/2023</p>
<p>Case # [Redacted]</p> <p>Property Address [Redacted] Mineral Wells, TX, 76067</p> <p>Purchaser Type Owner-Occupant</p> <p>Date Opened 09/22/2023</p> <p>Broker Name SWEETEST REGARDS REALTY</p>	<p>Net to HUD \$171,808.00</p> <p>Date Submitted 09/21/2023</p> <p>Date Accepted 09/22/2023</p>	<p>Case # [Redacted]</p> <p>Property Address [Redacted] Granbury, TX, 76049</p> <p>Purchaser Type Investor</p> <p>Date Opened 09/18/2023</p> <p>Broker Name CRAWFORD, CLINT</p>	<p>Net to HUD \$208,700.00</p> <p>Date Submitted 09/15/2023</p> <p>Date Accepted 09/18/2023</p>

The results can also be displayed in list view by clicking the toggle button on the right  .

10 Bid(s) found ☰

Case #	Net to HUD
[REDACTED]	\$91,180.00
Property Address	
[REDACTED]	
Odessa, TX, 79762	
Purchaser Type	Date Submitted
Investor	09/16/2023
Date Opened	Date Accepted
09/18/2023	09/18/2023
Broker Name	
HOME CHARM REALTY	
Case #	Net to HUD
[REDACTED]	\$83,903.00
Property Address	
[REDACTED]	
Beaumont, TX, 77705	
Purchaser Type	Date Submitted
Investor	09/14/2023
Date Opened	Date Accepted
09/15/2023	09/18/2023
Broker Name	
REALM PROPERTIES LLC	
Case #	Net to HUD
[REDACTED]	\$171,808.00

Clicking the toggle button again will display the results in grid view.

Manage Users and Agents in NAID Portal

Key updates to the NAID Portal include the ability to:

- Manage agent users
- Link Broker/Agent users to one or more offices
- Transfer ownership of open bids (that have not yet been accepted) to a new broker when a broker takeover occurs

Existing NAIDs

NAID2 manager users who are linked to an active NAID are able to manage and control the access of other user accounts. They can manage users who:

- may be linked to one or more NAIDs
- may be an agent who should be allowed to place bids in HUD Homestore
- may be an office administrator who has access in NAID Portal to make changes to NAIDs, recertify, etc.
- may be a combination of these roles.

Manage Users and Agents

NAID2 users who belong to or manage multiple NAIDs may consequently be configuring these settings for many people, as in the example screenshot below.

Manage Users & Agents Tip: Highlighted fields with an asterisk (*) next to their label or in their column head

Search Back Save

Filter Users

First Name NAID
 Last Name [Shares NAID with Broker](#)
 Email [Shares NAID with Agent](#)

Add/Modify Users

To create a new user account, select the Add User button below.
 To manage an existing user's access to your NAIDs, select the Edit link in the Manage NAID Access column.

Add User

(4 Record(s) found)

First Name*	Last Name*	Email	Phone Number*	Date Created	Created By User	Manage NAID Access	Linked NAIDs	Remove All NAID Access	User Status	Update Email Address	Resend Email Verification
TONETTE			(972)	09/30/2023		Edit		<input type="checkbox"/>	Active	Update Email Address	
VICKY			(903)	09/30/2023		Edit		<input type="checkbox"/>	Active	Update Email Address	
WAYNE			(805)	10/11/2023		Edit		<input type="checkbox"/>	Active	Update Email Address	
ZACHARY			(817)	09/30/2023		Edit		<input type="checkbox"/>	Active	Update Email Address	

The inputs in the upper section labeled “Filter Users” can be used to find users more easily.

The “Add User” button lets you create new user accounts. See the “New NAID” section on page 99 for information on adding new users.

If a user is a broker on any NAID, their First/Last Name, Email, and Phone Number will be read-only. (If the broker is changing, use the Broker Takeover feature to properly transfer ownership to a new account.)

Any non-broker user’s email can be modified on this screen if they have not completed registration. If someone made a mistake entering their address, this allows correction and there will be a “Resend Registration Email” link at the end of the row to send a new registration message to that corrected address.

Linked NAIDs displays a comma separated list of NAIDs to which the user is associated. If there are too many to list, this becomes a link with a popup window.

User Status: If a user is Active, Pending or Inactive, the user will appear on this screen.

- An **Active** user has logged in and kept their account active.
- A **Pending** user has yet to complete the registration process.
- An **Inactive** user hasn’t logged in for six months or more.

Quick Method to remove access: Remove All NAID Access, if selected, is a quick method of removing someone’s access to your NAIDs all at once if, for example, they leave your organization.

Manage NAID Access Screen



The Manage NAID Access column contains an Edit link that drills down to the Manage NAID Access screen. This allows you granular control over your NAIDs. The screen below shows an agent who also has NAID access.

Manage NAID Access

Back
Save

User Information

First Name: [Redacted]

Last Name: [Redacted]

User Name: [Redacted]

NAID Portal Registration Date: [Redacted]

NAID Access

Column descriptions:

- Active - If unselected, user will have no access to this NAID and will not be able to place bids as an agent for this NAID.
- Agent - User has permission to place bids as an agent in HUDHomestore.
- NAID Portal Access - User can log into this Portal and make modifications/recertify this NAID.
- Bid States - Broker/Agent has access to place bids in these states.
- Offices - These addresses will show for agents found by the City/ZIP Broker Search on HUDHomestore.

(1 Record(s) found) [Download] [Print] [Refresh]

Active	NAID	Broker	Agent	NAID Portal Access	Group*	Offices	Bid States
<input checked="" type="checkbox"/>	[Redacted]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NAID	[Redacted]	IX

On this screen, if the broker check box is checked, the user is the principal broker for this NAID. This field is read-only. (To change principal brokers, use the Broker Takeover feature to correctly transfer ownership to a new person.)

Note: At least one check box (Agent or NAID Portal Access) must be selected for a user or you will not be able to save any changes to the user.

If the Agent checkbox is selected, the user has permission to log into HUD Homestore as an agent user (after registering) and place bids.

If the NAID Portal Access checkbox is selected, the user has access to log into the NAID Portal and make changes to the NAID or recertify.

If the Group is set to NAID2, this user will also have administrative access to add or edit users for the NAID in that row.

If a user is an agent, the Offices and Bid States columns will drill down to screens that allow you to specify for which state(s) they are allowed to place bids in and which branch office(s) they are associated with. The broker and the agent must carry a license for the state where the agent wants to place a bid.

User Office Management

When a user in HUD Homestore is searching for an agent or broker by location, the system displays them based on the office(s) to which they are tied.

Active	NAID	Broker	Agent	NAID Portal Access	Group*	Offices	Bid States
<input checked="" type="checkbox"/>	[Redacted]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NAID	[Redacted] ARLINGTON, TX	TX

The Offices column from the Manage NAID Access screen will open a window displaying the Manage User Offices screen.

Manage User Offices

Save Close Manage Vendor Offices

Select All Deselect All

1 2 3 4 5 Next Last (112 Record(s) found)

Access	Office
<input checked="" type="checkbox"/>	[Redacted] ARLINGTON, TX 7601
<input type="checkbox"/>	[Redacted] KENNEDALE, TX 76060-0000

The Access checkbox on this screen determines which branch office(s) the user is associated with. If "Access" is deselected, this means the user is not linked to that office.



To add or remove an office, you can click the Manage Vendor Offices button. This displays the Vendor Office Screen.

Vendor Office Screen

This screen displays the Remittance and Business branch offices at the top of the list. These two offices are the only offices that cannot be removed.

To remove a branch office from the NAID, select the “Remove” checkbox for that office. The removed office would no longer appear in the Office column on the Manage User Offices screen, and in the Offices column on the Manage NAID Access screen.

Vendor Office Screen Tip: Highlighted fields with an asterisk (*) next to their label or in their column header are required.

Save Close

Business/Individual Name: [Redacted] LLC
 NAID: [Redacted]
 Business Type: Business
 Status: Active

1 2 3 4 5 Next Last (112 Record(s) found)

Remove	Remittance Address	Business Address	Address*	City*	State*	Zip Code*	Zip Code 4	Office Phone #*	Linked Users
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Redacted]	ARLINGTON	TX	76013	0000	(817) [Redacted]	[Redacted]
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Redacted]	ARLINGTON	TX	76013		(972) [Redacted]	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	ARLINGTON	TX	76013		(817) [Redacted]	[Redacted]
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	KENNEDALE	TX	76060		(817) [Redacted]	None

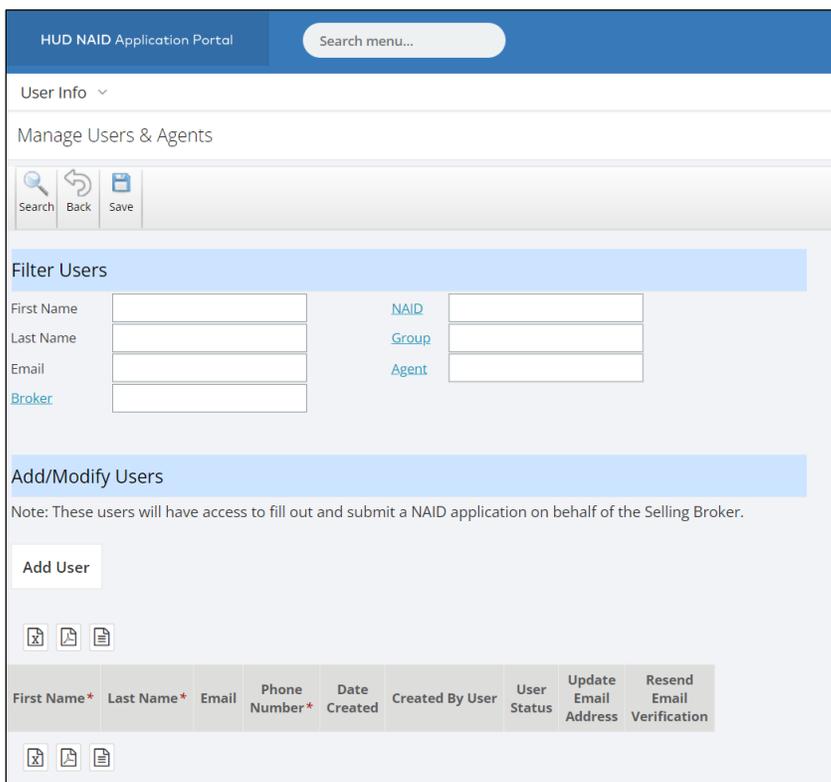
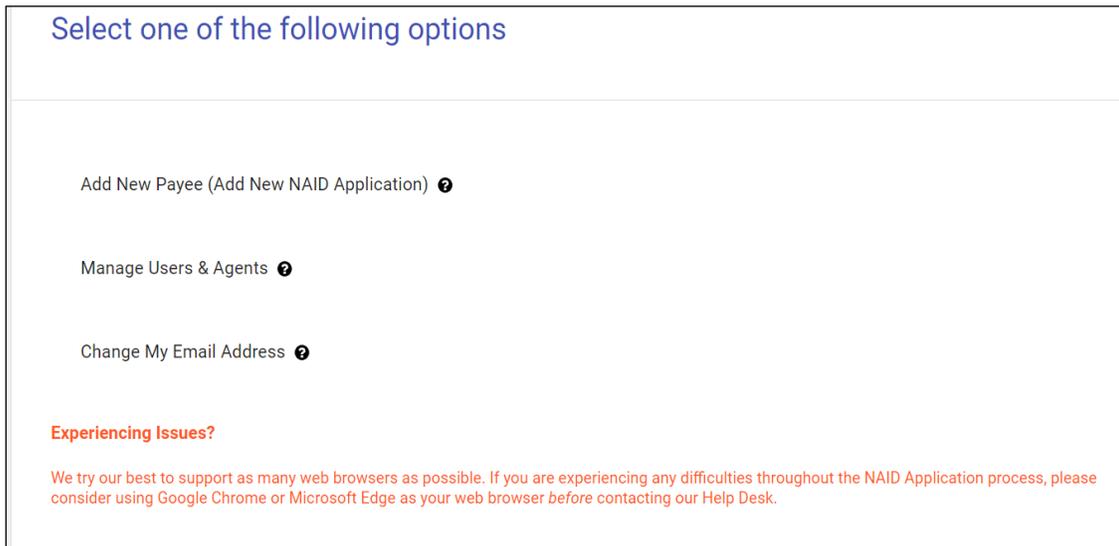
To add a branch office to the NAID, scroll to the bottom screen where the blank entries are and enter the new office information.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	ARLINGTON	TX	76013		(817) [Redacted]	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	ARLINGTON	TX	76013		(817) [Redacted]	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	[Redacted]	[Redacted]	[Redacted]		[Redacted]	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	[Redacted]	[Redacted]	[Redacted]		[Redacted]	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Redacted]	[Redacted]	[Redacted]	[Redacted]		[Redacted]	

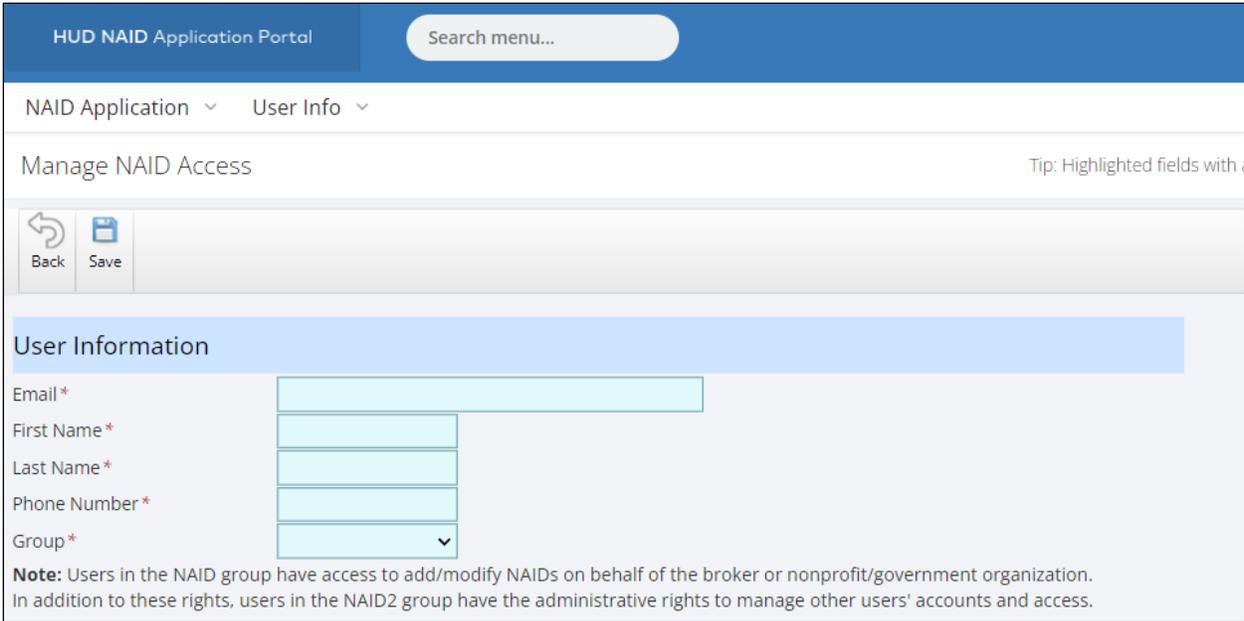
New NAID and Adding New Users

New brokers without an existing NAID and account must register for access to the NAID Portal. As soon as they complete their registration and log into the NAID Portal, they can select “Manage Users & Agents” from the options to create accounts for other users. They may, for example, want an assistant to fill out the NAID application on their behalf.

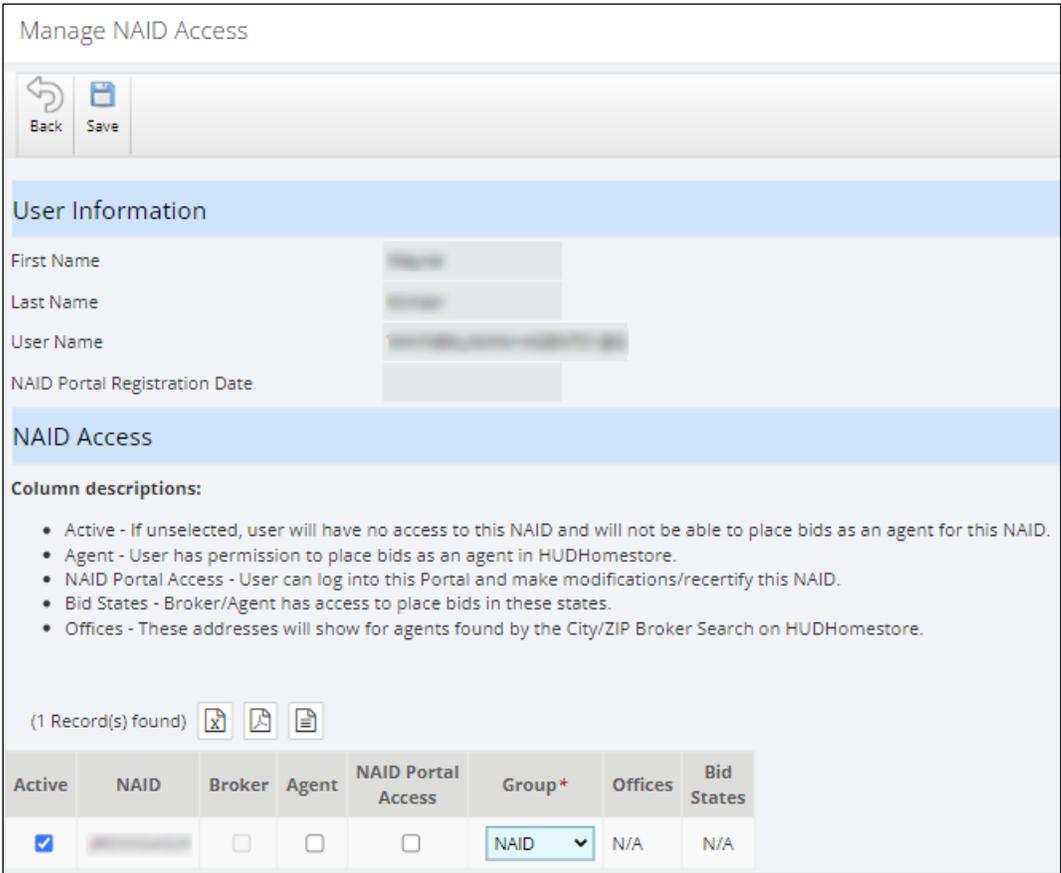
Select the “Manage Users & Agents” option from the home page after login to the NAID Portal.



Select the “Add User” button to create an account for a new user.



Fill in the required information and click Save. The Manage NAID Access screen displays.



For this user you can select Agent or NAID Portal Access or both. Then click the Save button.

Note: At least one check box (Agent or NAID Portal Access) must be selected for a user or you will not be able to save any changes to the user.

The new user is automatically assigned to the Remittance office address, but may be assigned to another office by clicking the Remittance office address. They can also be assigned to a different state (assuming they are licensed for that state) by clicking the Bid States entry. The broker and the agent must carry a license for the state where the agent wants to place a bid.

Click the Back button to return to the Manage Users & Agents screen.

The user will first receive a link in their inbox to verify that their email address is valid.

When they select this link, they will see a message under the buttons that their email address has been verified.

NAID Application Portal Login

NAID Server ID: 323167

Unauthorized use of this U.S. Government system is prohibited and subject to criminal/civil penalties. This system may be monitored/subject to audit, to which you consent by using the system. System Data may be disclosed for any lawful government purpose.

If you have a YardiOne account, select "Sign In With YardiOne".

To create a new YardiOne account, select "Set Up YardiOne".

YardiOne lets you access multiple accounts with a single login and it supports Multifactor Authentication which enhances security by requiring both a password and an additional passcode.

SIGN IN WITH YARDIONE **SET UP YARDIONE**

Email verification successful. Please click the Set Up YardiOne button to get started.

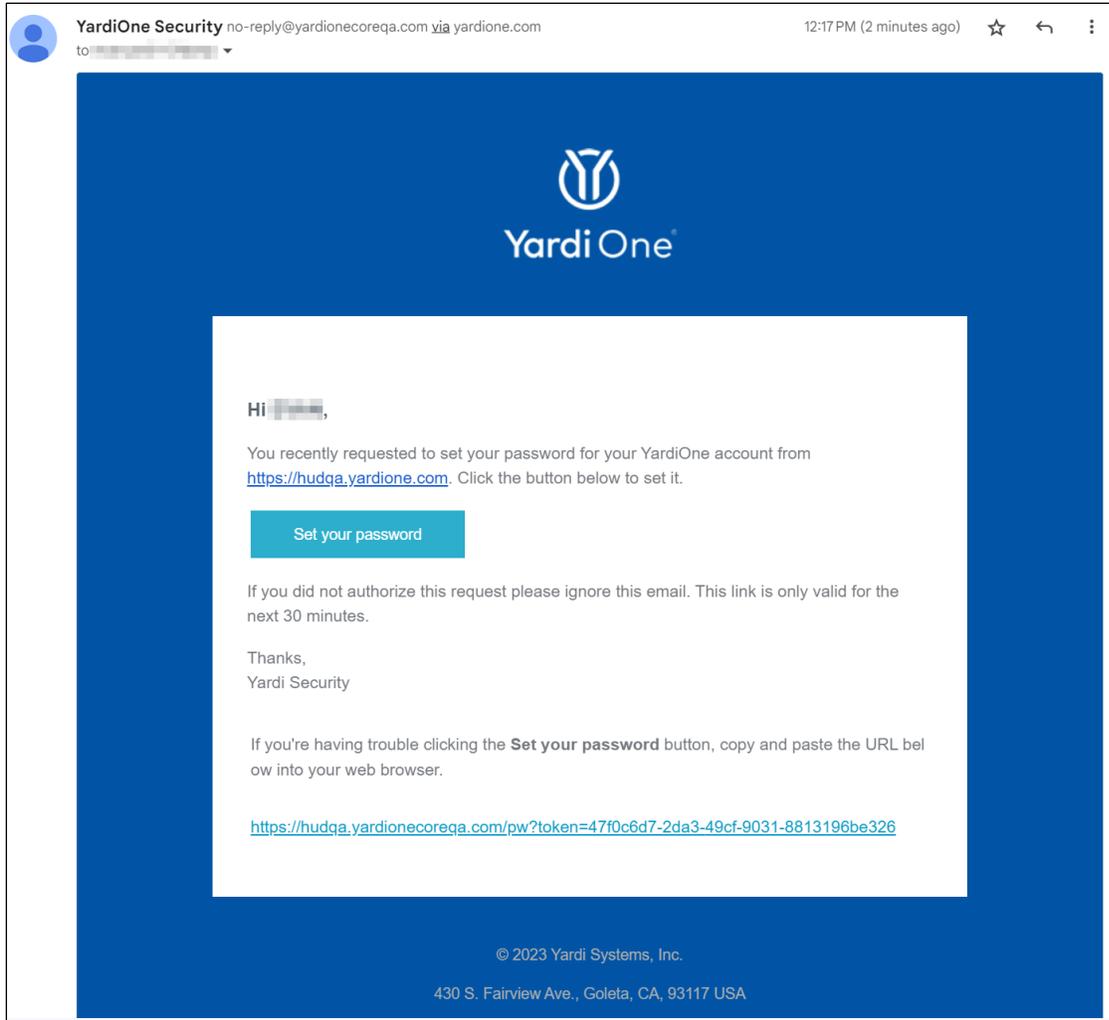
If you are experiencing problems trying to login or use the system, please try using Google Chrome or MS Edge before contacting the FHA Resource Center at (800) CALL-FHA (225-5342).

[BACK](#)

Per the red instructions, they should then select the "Set Up YardiOne" button. They will be taken to a YardiOne page where they must enter their email address to receive the link to set their password.

The image shows two side-by-side screenshots of the YardiOne user interface. The left screenshot displays the login page with the YardiOne logo at the top, followed by the text "Enter your username and click Submit". Below this is a text input field labeled "Username" with a small person icon to its right. At the bottom of the input field is a blue button labeled "SUBMIT". The right screenshot displays the "Email Sent" confirmation page. It features the YardiOne logo and the text "Email Sent" in bold. Below this, it says "Check your email for instructions on how to set your password." and "To ensure the receipt of your email, please add no-reply@yardione.com to your contacts or email address book." At the bottom of the page is a blue button labeled "CONTINUE".

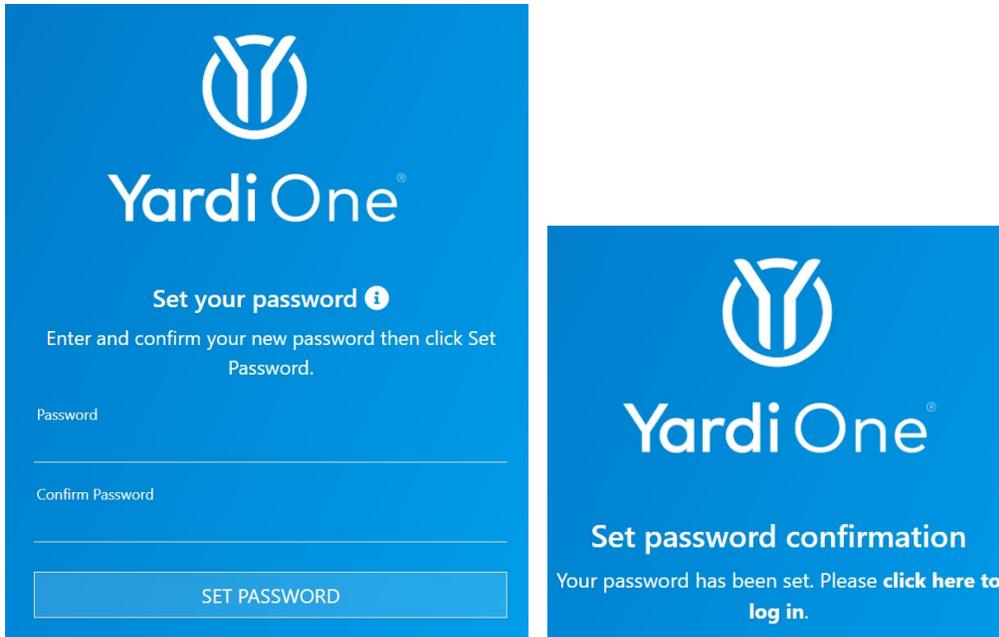
They will receive a second email with the link to set their password.



Selecting the link will take them to the page to set their password.

Passwords must meet the following requirements:

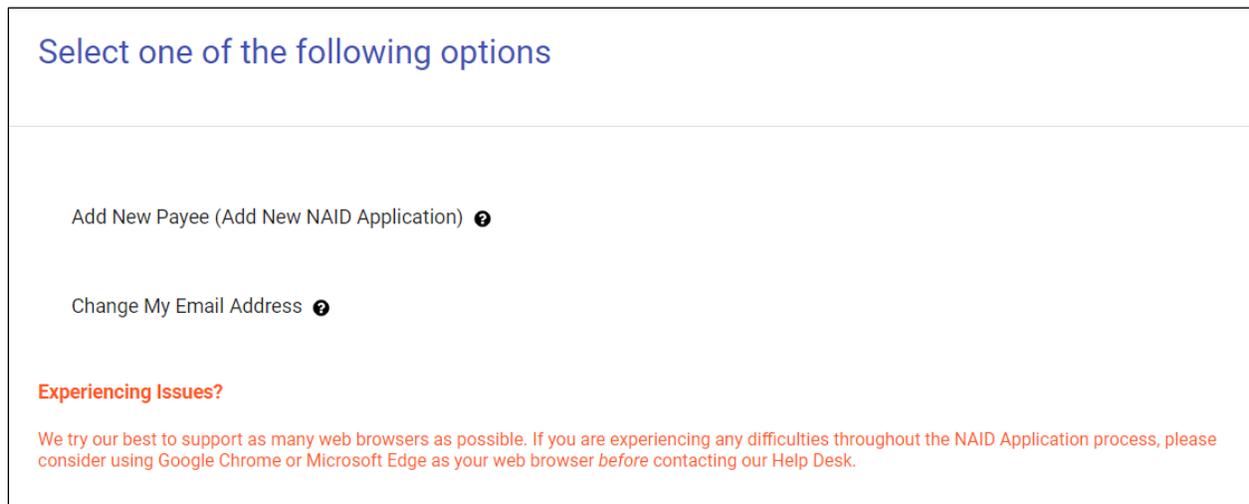
- Password must be at least 12 characters.
- Password must have at least one digit (0-9).
- Password must have at least one special character.
- Password must have at least one lowercase letter (a-z).
- Password must have at least one uppercase letter (A-Z).



They will then log in with their email and password.

They will be required to set up a method of multifactor authentication (MFA). See page 8 for information about multifactor authentication.

If the user is a NAID Portal user, once MFA is set up, they will be redirected to the NAID Portal site to log in and they should see the following home page. They would be able to begin a new application on behalf of the broker with the “Add New Payee” option on the main menu.



The rest of the NAID process remains unchanged. Please see the NAID Application User Guide for more details.



If the user is a selling agent, they can now go to HUDHomestore.gov, and click the Sign In button to sign in as a bidder user.



Replacing the Principal Broker on NAID (Broker Takeover)

Replace Principal Broker on NAID

NAID Server ID: 323198

This function is to be used only by the NEW Principal Broker of Record for the company. To check who is listed as the current Principal Broker for the company, click the Back button, then select "Find NAID and Check Application Status."

If you have already used this function to start a broker change, click Back and select Log In Now from the Main Menu to continue working on the broker change.

Enter NAID * EIN 👁

Previous Broker First Name * Previous Broker Last Name *

Previous Broker Email *

New Principal Broker Email Address *

New Principal Broker Email Address Confirmation *

I'm not a robot

reCAPTCHA
Privacy - Terms

Note: This function will deactivate the current Principal Broker associated with this NAID and prevent anyone in the company from being able to place bids and close contracts on HUD homes until the NAID Application paperwork has been approved and signed by HUD.

If you have questions or are unsure if this is the correct function to use, please contact the NAID Application Help Desk by email at HUDHomestoreHelp@yardi.com or phone (866) 777-2034.

BACK
SUBMIT

This form now asks for the new broker email address as well as the previous broker's information. That way, if the user performing the broker takeover already has a NAID Portal account, the request will be added to that account instead of requiring a new account to be created.

If a broker takeover occurs while there are non-canceled (active) bids in place, those active bids will now be reassigned to the new broker once the broker takeover process is complete and fully approved by HUD.