

About HUD Homes

What is a HUD Home?

When someone with a FHA-insured mortgage can't make the payments, the lender forecloses on the home and HUD takes ownership. Then we offer it for sale at market value based on a recent appraisal.

Who can buy a HUD Home?

Almost anyone! If you have the cash or can qualify for a loan (subject to certain restrictions) you may buy a HUD Home. HUD Homes are initially offered to owner-occupant purchasers (people who are buying the home as their primary residence). Following the priority period for owner occupants, unsold properties are available to all buyers, including investors.

How are HUD Homes sold?

HUD homes are listed for sale by management companies under contract to HUD. Any real estate broker registered with HUD may submit an offer and contract to purchase on your behalf. HUD pays the real estate broker's commission, if included in the contract. **Find local listings.**

Are there any special programs?

Properties in designated areas are available at a reduced sales price to police officers, teachers, firefighters, emergency medical technicians, nonprofits and local governments. Read more about these **Good Neighbor Initiatives.**

Should I get a home inspection?

We encourage you to get an inspection after your offer is accepted. All HUD Homes are sold AS-IS, without warranty. HUD will not make repairs nor pay to correct any problems.

What about financing?

Although HUD does not offer financing directly, some of our homes qualify for FHA-insured loans. Shop around for a lender to find the best loan terms. **Find out how an FHA loan can help you.**



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