

HUD Survey Instructions and Report for Insured Multifamily Projects

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

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Public reporting burden for this collection of information is estimated to average 0.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is necessary to secure a marketable title and title insurance for the property that provides security for project mortgage insurance furnished under the FHA multifamily programs. This information assists in making determinations regarding the property's compliance with applicable program regulations, e.g., those pertaining to flood hazard, and in reaching underwriting determinations regarding property suitability and worth for the intended use. This information is mandatory. HUD does not assure confidentiality and there are no sensitive questions.

This survey is to be used in a loan transaction for which the U.S. Department of Housing and Urban Development (HUD) is to insure a multifamily project mortgage.

Its uses will include:

- Land title recordation (all cases).
- Site grading plan preparation (item 1 below).
- Plot plan design/redesign (item 2 below).

Special Project Features:

- Care Facility,
- Condo/Air-rights, and/or
- Other: (Specify)

Standards of Performance: In every instance the survey and map(s) and/or plat(s) must be made in accordance with the requirements for an "Urban Survey" and in compliance with the:

- Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, as adopted by the American Land Title Association and American Congress on Surveying and Mapping, dated 1999;
- Table A, Optional Survey Responsibilities and Specifications, thereof, items 1 through 4 and 7 through 13 except for subitems 7b and 7c;
- and the following requirements as applicable:

1. **Site Grading Involved:** Comply with table A, item 5. Contours may not exceed 1-foot vertical intervals, except that 2-foot and 5-foot vertical intervals may be used where the mean site gradient exceeds 5 percent and 10 percent respectively. Where curbs and/or gutters exist, show top of curb and flow line elevations.
2. **Plot Plan Design/Redesign Involved:** Comply with Table A, Item 6.

3. **Condo/Air-rights Involved:** The surveyor must provide a survey made in accordance with any applicable jurisdictional requirements or, in the absence of such requirements, professionally recognized standards.

4. **Flood Hazard Involved:** Where any portion of the site is subject to flood hazard, show the 100 year return frequency flood hazard elevation and flood zone for all projects plus the 500 year return frequency flood hazard elevation and flood zone for care facility projects. For existing projects show the site elevation at the entrances, lowest habitable finish floor, and basement for each primary building. Take return frequency flood hazard elevations from the applicable Federal Flood Insurance Rate Map. Where such is not available, take the elevations from available State or local equivalent data, or when not available, work in conjunction with owner's engineer.

5. **Blanket Easement Involved.** Show on the map/plat the location of any facility that is located within or traverses the property under provisions of a blanket easement.

Additional Owner Requirements: The following requirements are not intended to void any other part of this instruction.

Owner's Representative / Contact:

Name & Phone No: _____

Address: _____

Surveyor's Report: A current Surveyor's Report (not more than 120 days old) must be included with the survey map(s)/plat(s) submitted to HUD for: project design review, construction contract document sets, as required during construction, upon project completion; and with the map(s)/plat(s) used at initial and final closing.

Certification: The survey map/plat must bear the following certification:

"I hereby certify to the U.S. Department of Housing and Urban Development (HUD), (*Borrower*), (*Sponsor*), (*Lender*), (*Title Insurance Underwriter*), (*Other*), and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in (*city or town, county, township, etc.*), on (*date*); and that it and this (these) map(s) was (were) made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirements for a Land Title Survey, as defined in the *Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys* dated 1999.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any (subject to a) 100/500 year return frequency flood hazard, and such flood free (flood) condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. (*state, if none*)."

Surveyor's Report

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Instructions: Submit a completed, signed Surveyor's Report with all survey map/plat submissions.
See the Surveyor's Instructions for required map/plat submissions.
Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

I certify that, on (date) _____, I made a survey of the premises standing in the name of

situated at (city, county, state): _____

known as street numbers _____

and shown on the accompanying survey entitled: _____

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again,
on (date) _____, and on such latter inspection, I found said premises to be standing in
the name of: _____

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premise, and I further certify that such conditions(s) are shown on the survey map/plat dated _____ or has/have been updated thereon under Revision Date _____.

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises:
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises:
3. Cemeteries or family burying grounds located on said premises:
4. Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises:
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such):
6. Earth moving work, building construction, or building additions within recent months:
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise):
8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction:
9. Flood hazard.
10. Site used as a solid waste dump, sump, or sanitary landfill.

Surveyor's Name: (print or type)

License Number:

Signature

X