

How FDIC Markets & Sells Real Estate

- Properties are offered for sale in "As Is, Where Is" condition.
- Most properties have had an Environmental Site Assessment (ESA) conducted. Copies of the reports are available upon request with the execution of a Confidentiality agreement.
- Property managers are assigned to all properties for ongoing maintenance, such as lawn mowing and to handle any emergencies that might arise.
- Utilities are generally on in FDIC properties.
- Title is conveyed by Special Warranty Deed, or in some cases Quit Claim Deed.

How to Buy FDIC Real Estate for Sale

- Visit [MarketPlace Webpage](#) for an overview of properties and processes. Move on to [Real Estate Search](#) where there are more than 34 options for identifying available properties.
- Local listing brokers are in place for most properties to answer any questions, provide property specific data, conduct property showings, and assist in executing a Sales Contract and to escrow earnest money.
- FDIC properties are publicly marketed, for a period of at least 30 days. Every effort is made to generate the highest return for FDIC as Receiver to fulfill the corporation's statutory responsibility.
- In general, FDIC does not sell real estate in bulk. However, the corporation will work with purchasers to coordinate the transactions and closings when multiple properties are being acquired.
- Potential purchasers are encouraged to complete their due diligence before making an offer and signing a contract with the listing broker. Sample Contracts and other closing documents are available for pre-purchase review on the MarketPlace Webpage under the [Documents & Guides Section](#).
- An Earnest Money deposit is required at time of contract, generally equal to 5% of property value (*For Public Agencies/Non-Profits, 1% Earnest Money*). This deposit is non-refundable unless certain conditions are met as defined in the FDIC Sales Contract.
- Closings generally occur within 30 days.
- Daily assistance for buyers and/or brokers is available by emailing RealEstateforSale@fdic.gov or calling 972-761-2163.

FDIC Marketing to Public Agencies & Non-Profits

- Email outreach and marketing to more than 15,000 individual and investor buyers, local governments, public agencies, non-profits, industry groups, small businesses and entrepreneurs across the country. Anyone may [subscribe to be added](#) to the email outreach list.
- Potential Public Agency/Non-Profit purchasers are encouraged to complete due diligence before making an offer and signing a contract with the listing broker. Guides, Contracts and related documents are available for pre-purchase review on the MarketPlace Webpage under the [Documents & Guides Section](#).
- Potential purchasers may [subscribe to receive FDIC Real Estate Flyers](#) to be informed when new assets are added to the inventory and to receive notice of upcoming Auctions & Special Events.
- We continue to expand the FDIC Real Estate subscription list to add groups and individuals who focus on community, economic, and housing development including but not limited to: small businesses and entrepreneurship; homelessness; shelter providers; veterans support; conservation and historic preservation; parks and recreation.
- Encourage those who have an interest in FDIC Real Estate to execute the [Public Agency and Non-Profit Contract Addendum](#) to obtain copies of Appraisal(s) and/or BPO's for review during the due-diligence stage of acquisition.

FDIC Terms for Public Agencies & Non-Profits

- Execute [Confidentiality Agreement](#) and obtain copies of the Environmental Review and/or Checklists.
- Execute [Public Agency and Non-Profit Contract Addendum](#) to obtain copies of Appraisal(s) and/or BPO's for due-diligence.
- Execute the [Purchaser Eligibility Certificate \(PEC\)](#) which is required for all purchasers of FDIC Real Estate.
- For Auction Events: If Public Agencies/Non-Profits have submitted a list of properties they are interested in purchasing and have met all other pre-auction requirements, they do not have to bid during the auction. Once bidding has concluded at the auction on a listed property, the Public Agency/Non-Profit **must immediately decide** whether to purchase the property at the highest bid price or decline to purchase.