

TRUE DISCLOSURES!

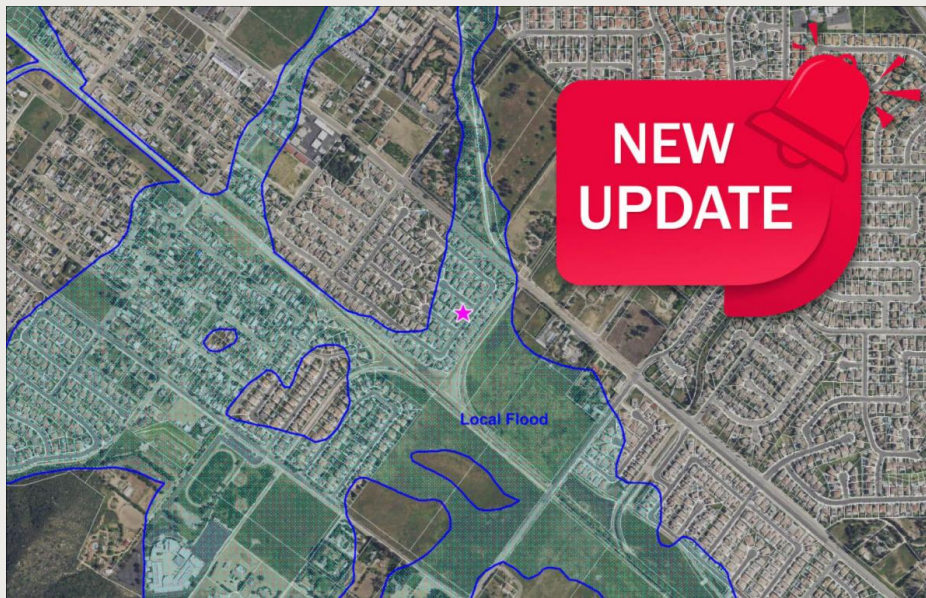


powered by

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WHEN DO DISCLOSURE MAPS GET UPDATED?

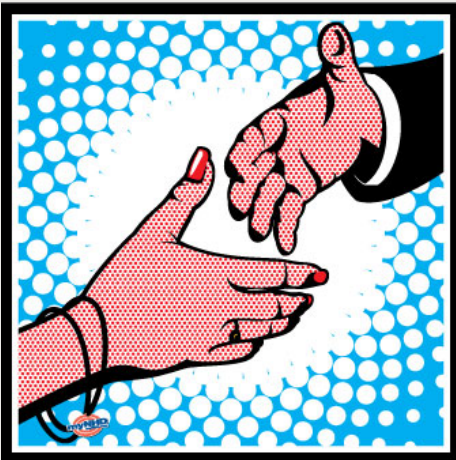
There are really two parts to this question. The first is, when do agencies and municipalities update their maps? The second question is, when do those updated maps get incorporated into an NHD report? Let's tackle these separately as they can be very different. The answer to the question of when agencies and municipalities update their maps simply depends on the schedule and planning of that agency. FEMA for instance, updates their flood maps quite often, sometimes monthly, where your local county might have it in their general plan to update their liquefaction maps only every 10 years. Monthly vs 10 years, that's quite a difference, isn't it?



At myNHD, we track when the various maps that will be updated so we know exactly when we will receive the updated maps and when to include them in our report. This is the myNHD standard of care. Every time you order a myNHD report, you can rest assured that it contains the most updated maps available. Unfortunately, because the NHD industry is unregulated and there is no mandated standard of care, to know when other NHD companies are updating their reports, you'll need to ask them and verify that the new maps are in the report. The only thing worse than using an NHD report with outdated maps for your disclosure is to have a problem after close of escrow because of those outdated maps. Check

out next month's newsletter for an example of how using the wrong NHD report can hurt your business. To order a myNHD report, go to www.mynhd.com or give us a call at 800-814-2922.

Good Faith, It's Literally The Law



WeThe Natural Hazard Disclosure Statement is required by law in Civil Code 1103.2 and Civil Code 1103.7 requires that Realtors use Good Faith in choosing a NHD company to work with. Are you choosing a NHD Report because it's cheap at \$50.00 or are you choosing a report because it has all required disclosures, easy IN/OUT information on AB 38, County and City disclosures so buyers aren't caught off

guard when they go to their local planning department for a permit, all in an easy to read format so your clients don't miss anything? Every NHD company looks at disclosures a little differently and all reports are not equal. A My NHD report is one you can trust because it has everything you need for a successful transaction. This is our good faith commitment to you!

myNHD Sales Rep Spotlight: Lina King - Orange County, CA



I've been so lucky to work in this industry for 17 years and 6 years with the MyNHD family.

I truly love helping my clients/friends and being part of their team by getting involved when needed to get the BEST possible outcome to close!! Also, my family is my favorite and my "why" in my life!!

About myNHD

With over twenty years of providing Disclosure Reports to the real estate industry, myNHD continues to bring you the industry-standard in Natural Hazard Disclosures. My Natural Hazard Disclosure, or "myNHD" is the fastest, easiest way to secure your reports for both residential and commercial transactions. We have been the industry leader for decades and continue to provide the best in customer service and exceptional value.



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