



U.S. Real Estate

Summary sheet: buying, financing, taxes, title insurance, HOA

Educational France-USA-Net.Com document. Verify official HUD, EPA, CFPB, IRS, FHFA, FEMA, VA and USDA sources on the date of your transaction.

1. U.S. housing market

A highly local market: pricing, contracts, inspection, closing customs, taxes and title insurance vary by state, county and city. Transactions often involve agent, lender, title company, escrow officer or attorney.

2. Federal and state authority

Federal rules cover mortgage disclosure, fair housing, lead paint, federal tax, flood maps and housing finance. States govern contracts, licensing, recording, HOA and local taxes.

3. Fair Housing Act (HUD)

Prohibits discrimination in sale, rental and financing based on federal protected classes. Local law may add protections. Verify current rules at hud.gov.

4. EPA lead disclosure

Many pre-1978 homes require lead-based paint disclosure, official materials and inspection opportunity. Source: epa.gov/lead.

5. CFPB TRID

Loan Estimate and Closing Disclosure standardize mortgage cost and closing fee information. Timing and tolerance rules must be checked at consumerfinance.gov.

6. FHA, VA and USDA loans

Useful programs but eligibility depends on status, income, property, location and lender. Verify FHA, VA Home Loans and USDA Rural Development before making an offer.

7. FHFA

FHFA oversees Fannie Mae and Freddie Mac and affects conforming loan limits and secondary market standards. Nonconforming loans may be stricter or costlier.

8. FIRPTA

A sale by a foreign person for U.S. tax purposes may trigger IRS withholding. Exceptions and certificates should be handled before closing.

13. Typical forms and documents

Document	Purpose	Source
Loan Estimate	Estimated mortgage payment and fees	CFPB
Closing Disclosure	Final charges before signing	CFPB
Lead disclosure	Pre-1978 lead paint risk	EPA / HUD
FIRPTA forms	Withholding on sale by foreign seller	IRS
Flood map	Flood zone and insurance	FEMA / NFIP

9. IRS Pub. 527 and 523

Pub. 527 covers rental income and expenses. Pub. 523 covers main home sale and gain exclusion. Personalized tax advice remains essential.

10. FEMA / NFIP

FEMA flood maps and flood insurance can affect budget, financing and resale value. Compare NFIP and private options.

11. Title insurance

Title search identifies ownership rights, easements, liens and defects. Lender policy protects the lender, owner policy protects the buyer against covered historical defects.

12. HOA

Review CC&Rs, budget, reserves, litigation, special assessments and rental restrictions. An HOA may impose assessments, rules and penalties.

15. International buyers

Plan for FIRPTA, tax treaties, ITIN, U.S. banking, funds transfer, financing without U.S. credit history, insurance, estate matters and home-country tax.

14. Three-step pathway

Step	Check
1. Search and offer	Budget, state, county, contingencies, inspection
2. Financing and due diligence	Lender, title, HOA, flood zone, taxes, insurance
3. Closing	Closing Disclosure, signing, deed, records

17. Frequently asked questions

Question	Short answer
Buy without being resident?	Generally possible, but financing and tax treatment change.

Question	Short answer
Is FIRPTA automatic?	It depends on seller tax status and IRS exceptions.
Check the HOA?	Yes: budget, reserves, restrictions, litigation and dues.

18. Official links

Organisme	URL
HUD	https://www.hud.gov
EPA Lead	https://www.epa.gov/lead
CFPB	https://www.consumerfinance.gov
FHA	https://www.hud.gov/program_offices/housing/fhahistory
VA	https://www.va.gov/housing-assistance/home-loans/
USDA	https://www.rd.usda.gov/programs-services/single-family-housing-programs
FHFA	https://www.fhfa.gov
IRS FIRPTA	https://www.irs.gov/individuals/international-taxpayers/firpta-withholding
IRS Pub. 527	https://www.irs.gov/publications/p527
IRS Pub. 523	https://www.irs.gov/publications/p523
FEMA Flood Map	https://msc.fema.gov
NFIP	https://www.floodsmart.gov

Informational document only. It is not legal, tax, financial or real estate advice. Verify every item on official websites on the date of your transaction.