



MASSHOUSING SURVEY INSTRUCTIONS

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:

1. 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors;
2. The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications, thereof, items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18 and 19, and such other items as directed by MassHousing;
3. And the following requirements as applicable:
 - a. **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.
 - b. **Plot Plan Design/Redesign Involved:** Comply with Table A, Item 6.
 - c. **Condominium/Air-rights Involved:** The surveyor must provide a survey made in accordance with any applicable jurisdictional requirements or, in absence of such requirements, professionally recognized standards.
 - d. **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.

- e. **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.

Surveyor's Report: A current Surveyor's Report (not more than 120 days old) in the form attached hereto must be included with the survey map(s)/plat(s) submitted to MassHousing. Such Surveyor's Report must be complete and identify all pertinent observed and otherwise known conditions.

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

“To Massachusetts Housing Finance Agency, the Secretary of the United States Department of Housing and Urban Development (if risk-sharing), (*Borrower*), (*Sponsor*), (*Other Lenders*), (*Title Insurance Underwriter*), (*Other*)”

This is to certify that this map or plat and the survey on which it is based were made in accordance with the requirements for an ALTA/NSPS Land Title Survey, as defined in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The fieldwork was completed on _____ (*date*).

Date of Plat or Map:

(Surveyor's signature, printed name and seal with Registration/License Number)

Surveyor's Report

I certify that, on (date) _____, I made a survey of the premises standing in the name of _____ situated in (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 premises, and I further certify that such conditions are shown on the survey map/plat dated _____ or has/have been updated thereon under Revision Date _____.

(For items 1 through 10, please provide a detailed answer or state "none" if inapplicable.)

- 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 a 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 a country property report specify 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:

Further, I hereby certify to the Massachusetts Housing Finance Agency, the Secretary of the United States Department of Housing and Urban Development (if risk-sharing), (*Borrower*), (*Sponsor*), (*Other Lenders*), (*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 on the Survey No. _____, dated _____ (“Survey”) located in (*city or town, county, township, etc.*), and that it was made in accordance with the Massachusetts Housing Finance Agency’s Survey Instructions and Surveyor’s Report, and the requirements for an ALTA/NSPS Land Title Survey, as defined in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

To the best of my knowledge, belief and information, except as shown on the Survey: there are no encroachments across any property lines; title lines and lines of actual possession are the same; and the premises are [*not subject to a*] [*subject to a*] 100/500 year return frequency flood hazard, and such condition is shown on Federal Flood Insurance Rate Map, Community Panel No. _____ (*please add “none,” if inapplicable*).

Surveyor’s Name (print or type):	License Number:	Signature: Date:
-------------------------------------	-----------------	-------------------------