













## AZ - Northeast Valley HUD Photo List -

	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
<b>MARICOPA</b>									
	5-4-12	Daily	<b>\$199,000</b>	New Listing	023-390110	33550 N DOVE LAKES DRIVE UNIT 1041 <b>CAVE CREEK, AZ 85331</b>	2007	2 / 2 1,781	\$550 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Association fee of \$150 Quarterly : Planned Development Services, HOA Management fee of \$235 Monthly : Rossmar and Graham. <b>Repairs:</b> Repair plumbing to restore pressure. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-21-12	Daily	<b>\$60,000</b>	New Listing	023-315316	4820 E WESTLAND ROAD <b>CAVE CREEK, AZ 85331</b>	1990	3 / 2 1,352	\$2,640 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property uses a septic system. It is functional with concerns. (Replace tank and /or lid. Repair T Baffle inlet side.) , Manufactured home. <b>Repairs:</b> Missing / loose roof shingles, Leaking and incomplete plumbing, Missing electrical components, AC missing components. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-12-12	Daily	<b>\$72,000</b>	Relist	023-323288	16624 E PALISADES BOULEVARD UNIT 101 <b>FOUNTAIN HILLS, AZ</b>	1985	2 / 2 983	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, Thermostat needs replacement, HOA Association fee of \$140 Monthly : Fountain View 1 HOA. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-16-12	Daily	<b>\$262,000</b>	New Listing	023-317613	1744 E SAN JUAN AVENUE <b>PHOENIX, AZ 85016</b>	1957 LBP	3 / 2 1,851	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Electrical system needs repair per PCR. . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-12-12	Daily	<b>\$182,500</b>	Relist	023-267752	3013 EAST UTOPIA ROAD <b>PHOENIX, AZ 85050</b>	1989	2 / 2.5 1,821	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Replace & repair missing roofing tiles. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									






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	5-12-12	Daily	<b>\$178,000</b>	Relist	023-293144	2743 WEST VIA BONA FORTUNA PHOENIX, AZ 85086	2003	3 / 2 2,125	IN
<p><i>Special Comments</i>  <b>Disclosures:</b> HOA Management fee of \$294 Semiannually : AAM. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	4-18-12	Daily	<b>\$175,000</b>	New Listing	023-326746	16214 S 17TH DRIVE PHOENIX, AZ 85045	1999	3 / 2.5 1,902	IN
<p><i>Special Comments</i>  <b>Disclosures:</b> AC needs repair, HOA Association fee of \$167.5 Semiannually : Rossmar &amp; Graham , HOA Association fee of \$108.5 Quarterly : Arizona Greens . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
		Daily	<b>\$110,000</b>	Relist	023-283110	15233 NORTH 23RD DRIVE PHOENIX, AZ 85023	1974 LBP	3 / 2 1,919	UI
<p><i>Special Comments</i>  <b>Disclosures:</b> Estimated remaining economic life is below 30 years, Evidence of mold-like substance, take appropriate action, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Plumbing system needs repair, Repair drywall with exposed plumbing. , The vinyl and wood flooring is water damaged and needs replacement, There are 2 missing outlet covers in the dwelling, Per the PCR, the air conditioner and heater are not functioning. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	4-26-12	Daily	<b>\$86,000</b>	New Listing	023-280258	4039 E. SHEENA DRIVE PHOENIX, AZ 85032	1975 LBP	2 / 1 870	\$2,200 IE
<p><i>Special Comments</i>  <b>Repairs:</b> Repair roof, Repair defective paint surfaces. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	5-11-12	Daily	<b>\$59,900</b>	New Listing	023-346233	14610 N 37TH PLACE PHOENIX, AZ 85032	1973 LBP	3 / 2 1,364	UK
<p><i>Special Comments</i>  <b>Disclosures:</b> Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Plumbing system needs repair, Electrical system needs repair, HVAC needs repair, Evidence of defective paint. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									

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	5-15-12	Daily	<b>\$58,000</b>	Relist	023-300695	5714 N 42ND LN PHOENIX, AZ 85019	1973 LBP	4 / 2 1,802	\$2,255 IE
<i>Special Comments</i>									
<b>Repairs:</b> Replace missing flooring in bedrooms, Repair leaking cold water line at toilet, Per PCR, electrical system not functioning due to missing breakers and wiring at panel, Replace misc. outlets and switches, Missing thermostat, Replace missing HVAC return vent covers. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-11-12	5-20-12	<b>\$57,000</b>	New Listing	023-301784	6508 WEST SONORA STREET PHOENIX, AZ 85043	1999	3 / 2 1,392	IN
<i>Special Comments</i>									
<b>Disclosures:</b> HOA Association fee of \$22 Monthly : Peterson Company . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-12-12	Daily	<b>\$55,000</b>	Relist	023-279700	4009 WEST MISSOURI AVENUE PHOENIX, AZ 85019	1968 LBP	3 / 1.5 1,570	\$1,705 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair hole in garage wall, Repair / replace missing pipes and fixtures, Replace water heater, Repair electrical, Repair HVAC, Repaint rear patio ceiling. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-11-12	Daily	<b>\$51,000</b>	New Listing	023-258823	6449 S 16TH PLACE PHOENIX, AZ 85042	1980	3 / 2 1,427	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Repair drywalls with exposed plumbing and electrical, Roof is near the end of its useful life, replacement is recommended, Plumbing system needs repair. Replace damaged and missing supply lines, Water heater needs replacement, Electrical system needs repair, HVAC needs repair. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-10-12	5-19-12	<b>\$42,000</b>	New Listing	023-222336	6034 W ROANOKE AVENUE PHOENIX, AZ 85035	1981	2 / 1 982	\$1,100 IE
<i>Special Comments</i>									
<b>Repairs:</b> Replace missing breakers in empty slots in electrical box, Replace doorbell exposing electric wires, Replace damaged thermostat, Replace missing floor covering. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	5-15-12	5-23-12	<b>\$40,000</b>	Relist	023-257273	5331 W. ROANOKE AVENUE PHOENIX, AZ 85035	1962 LBP	3 / 2 1,469	\$3,520 IE
<i>Special Comments</i>									
<b>Repairs:</b> Replace missing floor covering in living room. , Repair incomplete plumbing with leaks, Repair incomplete kitchen (missing cabinets, faucets, and plumbing.) . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-9-12	5-18-12	<b>\$33,000</b>	New Listing	023-226461	3228 W GLENDALE AVENUE UNIT 102 PHOENIX, AZ 85051	1986	2 / 2.1 1,184	\$550 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Management fee of \$174.95 Monthly : Phoenix Realty & Investments . <b>Repairs:</b> Install kitchen sink, Install plumbing for kitchen sink, Install faucet in kitchen sink, Install thermostat. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
		Daily	<b>\$31,000</b>	New Listing	023-267194	824 S 8TH PLACE PHOENIX, AZ 85034	1945 LBP	3 / 2 1,287	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Install floor covering on areas on exposed concrete, Damaged eave / exposed wood, Repair plumbing, Missing water heater, Install outlet plates over exposed outlets, Repair HVAC system, Defective exterior paint, Windows are boarded and will need repair or replacement. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-15-12	5-24-12	<b>\$30,000</b>	New Listing	021-968529	5106 N 17TH AVENUE UNIT 24 PHOENIX, AZ 85015	1981	2 / 1.5 887	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Association fee of \$209 Monthly. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
		Daily	<b>\$29,000</b>	New Listing	023-106294	5435 W WOLF STREET PHOENIX, AZ 85031	1957 LBP	3 / 2 1,451	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Many windows have been boarded. They will need to be repaired or replaced, Repair drywall, Replace missing floor covering, Roof needs repair, Plumbing system needs repair, Water heater needs replacement, Repair exposed plumbing in hall closet. , Electrical system needs repair, Evidence of defective paint, HVAC needs repair. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									



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	5-15-12	Daily	<b>\$190,000</b>	Relist	023-306523	8555 E ROSE LANE SCOTTSDALE, AZ 85250	1966 LBP	3 / 2 1,540	\$1,100 IE
<p><i>Special Comments</i>  <b>Repairs:</b> Replace thermostat and repair HVAC. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									

