








## CA - Bay Area 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>CONTRA COSTA</b>									
	4-28-12	Daily	<b>\$299,000</b>	New Listing	042-827383	3887 CONCORD BOULEVARD CONCORD, CA 94519	1949 LBP	4 / 2 1,814	UI
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Subject may have an unpermitted addition, Recommend replacing broken window and electrical inspection. , Recommend installing carbon monoxide detectors, replacing missing floor covers, plumbing inspection, and electrical inspection. , Property does not have adequate crawlspace access. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-26-12	Daily	<b>\$258,000</b>	New Listing	042-817580	1572 GLAZIER DRIVE CONCORD, CA 94521	1961 LBP	4 / 3 1,448	\$2,200 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Recommend testing ceiling for asbestos. , State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. <b>Repairs:</b> Replace missing lower kitchen cabinetry. , Repair areas of defective paint. . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-1-12	Daily	<b>\$210,000</b>	Relist	042-790819	2571 SAN PABLO AVENUE PINOLE, CA 94564	1908 LBP	3 / 1.2 1,391	UI
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property uninsurable, LBP remediation exceeds \$4,000. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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<b>MONTEREY</b>									
	5-8-12	5-17-12	<b>\$100,000</b>	New Listing	042-791395	72190 JOLON ROAD <b>BRADLEY, CA 93426</b>	2000	2 / 2 1,260	IN
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property with propane, well, and septic systems, Recommend inspection of private well and septic system. , Recommend installation of CO detector. , Property located within a special flood hazard area, flood insurance is required. <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
<b>SOLANO</b>									
	4-17-12	Daily	<b>\$346,000</b>	New Listing	042-802270	558 GARDENIA COURT <b>BENICIA, CA 94510</b>	1987	4 / 2.1 1,758	\$1,760 IE
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity.									
<b>Repairs:</b> Exposed electrical, Missing floor covers. , Strap water heater to code. . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-11-12	5-20-12	<b>\$135,000</b>	New Listing	042-824214	1768 ELM STREET <b>FAIRFIELD, CA 94533</b>	1962 LBP	3 / 2 1,419	\$2,420 IE
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity.									
<b>Repairs:</b> Repair plumbing to hold pressure, Exposed electrical, Install carbon monoxide detector, Defective paint. . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-17-12	Daily	<b>\$115,000</b>	New Listing	042-779657	100 SEVENTH STREET <b>RIO VISTA, CA 94571</b>	1962 LBP	3 / 2 1,284	\$1,925 IE
<i>Special Comments</i>									
<b>Disclosures:</b> State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity.									
<b>Repairs:</b> Missing floor covers. , Repair / replace missing and damaged plumbing. , Damaged / missing electrical, Install carbon monoxide / smoke detectors. , Defective paint. . <b>Misc.:</b> Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									