









CA - Central 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
AMADOR									
	5-8-12	Daily	\$72,000	Price Reduction	043-782537	12564 KEVKIE COURT PINE GROVE, CA 95665	1966 LBP	3 / 2 1,544	UK
<i>Special Comments</i>									
Disclosures: Subject may have an unpermitted addition, 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 is connected to septic and propane systems, Repairs exceed \$5,000, Evidence of defective paint, Recommend structural, roof, plumbing, electrical & HVAC inspections. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
FRESNO									
	5-12-12	5-21-12	\$270,000	New Listing	045-678068	1188 W ELLERY WAY FRESNO, CA 93711	1969 LBP	4 / 3 2,828	IN
<i>Special Comments</i>									
Disclosures: 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, Recommend installing carbon monoxide detectors. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-25-12	Daily	\$155,000	New Listing	045-671318	3250 E TENAYA WAY FRESNO, CA 93710	1976 LBP	3 / 2 1,683	\$1,595 IE
<i>Special Comments</i>									
Disclosures: 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, Recommend HVAC inspection. , Special Assessment of \$28.00. Repairs: Repair damaged stucco. , Install CO detector. , Install new AC compressor. , Repair areas of defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-26-12	Daily	\$140,000	New Listing	045-650818	5336 E. TRUMAN AVENUE FRESNO, CA 93725	2008	2 / 2 1,747	IN
<i>Special Comments</i>									
Disclosures: 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, Recommend installation of CO detector. , Repair kitchen sink and install bathroom sink. , Special Assessment of \$22.00. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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	4-26-12	Daily	\$55,000	New Listing	045-618407	3420 E JOYCE DRIVE FRESNO, CA 93703	1950 LBP	2 / 1 1,097	\$1,155 IE
<i>Special Comments</i>									
Disclosures: 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, Recommend roof inspection. , Recommend plumbing inspection. , Recommend HVAC inspection. , Evidence of water infiltration, Special Assessment of \$20.00. Repairs: Repair hole under kitchen sink and wall. , Missing floor covers. , Repair roof. , Repair plumbing. , Install carbon monoxide detector. , Repair HVAC, Defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





KINGS

	4-20-12	Daily	\$52,000	New Listing	045-641460	11544 SANTA ROSA STREET HANFORD, CA 93230	1959 LBP	3 / 1.1 1,320	\$3,410 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Damaged HVAC, Damaged Plumbing. , Missing water heater. , Repair sewer system, Damaged roof. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-3-12	Daily	\$184,000	New Listing	045-652876	1460 CHERRY LANE LEMOORE, CA 93245	1996	3 / 2 1,687	\$660 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Repair plumbing to hold pressure. , Install carbon monoxide detectors. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-21-12	Daily	\$145,000	New Listing	045-645679	1416 MONARCH DRIVE LEMOORE, CA 93245	1999	3 / 2 1,469	\$660 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Install missing thermostat and repair HVAC. , Install CO detector. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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MADERA									
	5-9-12	Daily	\$165,000	Relist	045-666080	39410 MANZANITA DRIVE OAKHURST, CA 93644	1973 LBP	4 / 3 2,048	\$451 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Install carbon monoxide detectors. , Damaged water heater. , Repair damaged plumbing. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
MARIPOSA									
	5-9-12	5-18-12	\$110,000	New Listing	045-641440	9791 LAREDO STREET LA GRANGE, CA 95329	2006	4 / 2 2,312	\$1,100 IE
<i>Special Comments</i>									
Disclosures: 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 is connected to a septic system, HOA Association fee of \$115 Monthly. Repairs: Replace missing flooring. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
MERCED									
	4-24-12	Daily	\$53,000	New Listing	045-635168	2425 SAN JOAQUIN DRIVE ATWATER, CA 95301	1986	3 / 2 1,620	\$1,430 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Repair plumbing, Replace water heater and strapps. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-5-12	Daily	\$125,000	Relist	045-650763	7303 W KINGFISHER COURT WINTON, CA 95388	2008	4 / 2.1 1,765	\$330 IE
<i>Special Comments</i>									
Disclosures: 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, HOA Collections fee of \$189 PAST DUE : CITY OF WINTON-WATER. Repairs: Replace missing CO detector. , Replace missing thermostat. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									


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MONO									
	5-3-12	Daily	\$130,000	New Listing	048-444264	121 WHITE MOUNTAIN DRIVE BISHOP, CA 93514	2002	2 / 2 1,344	\$5,280 IE
	<p><i>Special Comments</i></p> <p>Disclosures: Manufactured home, 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. Repairs: Damaged plumbing. , Defective paint. , Repair HVAC heating system and replace thermostat. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								
	5-8-12	5-17-12	\$120,000	New Listing	048-434263	151 PINENUT ROAD WALKER, CA 96107	1997	3 / 2 1,534	\$5,060 IE
	<p><i>Special Comments</i></p> <p>Disclosures: 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. Repairs: Damaged plumbing. , Defective paint. , Exposed subflooring. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								
SAN JOAQUIN									
	5-10-12	5-19-12	\$233,000	New Listing	043-757268	16701 ORE CLAIM TRAIL LATHROP, CA 95330	2006	5 / 3 2,819	IN
	<p><i>Special Comments</i></p> <p>Disclosures: 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, Recommend installing carbon monoxide detectors. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								
	5-12-12	5-21-12	\$147,000	New Listing	043-759405	934 NORMAN DRIVE MANTECA, CA 95336	2000	3 / 2 1,440	IN
	<p><i>Special Comments</i></p> <p>Disclosures: 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, Recommend installing carbon monoxide detectors and kitchen outlet cover. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								



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STANISLAUS									
	5-10-12	Daily	\$72,000	Relist	045-666339	230 SANTA RITA AVENUE MODESTO, CA 95354	1922 LBP	3 / 1 1,408	\$5,324 IE
<i>Special Comments</i>									
Disclosures: Recommend replacing boarded rear door, windows and garage entry door, 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. Repairs: Install carbon monoxide detectors, Missing water heater / Exposed subflooring. , Missing plumbing. , Defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-28-12	Daily	\$165,000	New Listing	045-683623	2712 COAD LANE RIVERBANK, CA 95367	1990	5 / 2.1 2,171	\$3,080 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Repair front windows. , Install carbon monoxide detectors. , Install thermostat and compressor. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-9-12	5-18-12	\$110,000	New Listing	045-653786	2912 MORRILL ROAD RIVERBANK, CA 95367	1987	3 / 2 1,347	\$468 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Repair plumbing to hold pressure. , Exposed electrical, Missing smoke / carbon monoxide detectors. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-9-12	5-18-12	\$108,000	New Listing	045-708755	220 OLEANDER LANE TURLOCK, CA 95380	1970 LBP	3 / 2 1,289	\$1,100 IE
<i>Special Comments</i>									
Disclosures: 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. Repairs: Install carbon monoxide / smoke detectors. , Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									


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	5-5-12	Daily	\$185,000	New Listing	045-649984	13317 HARBOR DRIVE WATERFORD, CA 95386	2007	5 / 3.1 2,833	\$418 IE
<i>Special Comments</i>									
Disclosures: 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, HOA Association fee of \$69 Monthly : River Pointe Community Assoc. Repairs: Install carbon monoxide detectors. , Damaged HVAC. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

TULARE

	5-8-12	5-17-12	\$104,000	New Listing	045-643634	1583 WEST RIVER AVENUE PORTERVILLE, CA 93257	2003	3 / 2 1,356	\$2,042 IE
<i>Special Comments</i>									
Disclosures: 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, Recommend HVAC inspection. , Special Assessment of \$86.00. Repairs: Replace missing floor covering where needed. , Repair drywall with exposed insulation. , Install CO and smoke detectors, Repair HVAC system. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-24-12	Daily	\$78,300	Price Reduction	045-523668	325 NORTH E STREET PORTERVILLE, CA 93257	1957 LBP	3 / 1.5 1,404	UI
<i>Special Comments</i>									
Disclosures: Subject may have an unpermitted addition, 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, Special Assessment of \$56.00 yearly, Recommend to repair storage building, Recommend to install drain assembly in bathroom and drain tube under kitchen sink, Evidence of defective paint, Property does not have adequate crawlspace access. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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TUOLUMNE									
	5-2-12	Daily	\$125,000	New Listing	043-767344	22609 ELIZABETH LANE SONORA, CA 95370	1999	3 / 2 1,664	IN
<p><i>Special Comments</i></p> <p>Disclosures: 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, Manufactured home, Recommend a plumbing inspection. , Property with propane, well, and septic systems. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									