





CA - Sacramento Region 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
El Dorado									
	2-7-12	2-17-12 Daily	\$84,000	Price Reduction	043-741790	5661 Mckinley Court Garden Valley, CA 95633	1977 LBP	2 / 2 1,183	\$4,785 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 with propane, well, and septic systems, Recommend roof, foundation, HVAC and structural inspections. , Evidence of water infiltration, HOA Association fee of \$275 Annually : Garden Valley HOA. Repairs: Install carbon monoxide detectors. , Repair foundation and drainage issues, Damaged siding. , Repair roof damage, Strap water heater to code. , Defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
Sacramento									
	2-8-12	2-17-12 Initial	\$71,000	New Listing	043-724825	4532 Terrace Downs Way Sacramento, CA 95842	1995	3 / 2 1,204	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 cover over ceiling in garage area and installing smoke/ carbon monoxide detectors. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-10-12	2-19-12 Initial	\$45,000	New Listing	043-735649	504 Roundtree Court Sacramento, CA 95831	1971 LBP	2 / 1 935	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, HOA Association fee of \$242 monthly : Roundtree HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-14-12	2-17-12 Daily	\$43,200	Price Reduction	043-723819	63 Quasar Circle Sacramento, CA 95822	1982	2 / 2 984	\$352 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 a plumbing inspection. . Repairs: Install smoke / carbon monoxide detector, Repair leak at toilet. , Defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									