











## MI - OAKLAND County 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
		Daily	<b>\$76,000</b>	New Listing	261-915684	2223 EDGEWOOD BLVD <b>BERKLEY, MI 48072</b>	1927 LBP	3 / 1 1,271	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint, Evidence of water infiltration, Furnace needs repair, Roof is near the end of its useful life, replacement is recommended, .									
	5-8-12	5-17-12	<b>\$65,000</b>	New Listing	261-926070	4189 OAKSHIRE AVE <b>BERKLEY, MI 48072</b>	1949 LBP	3 / 1 920	\$1,375 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair damaged second floor ceiling, repair/replace damaged window on second floor, .									
	5-15-12	Daily	<b>\$69,000</b>	Relist	261-903557	5444 DRAYTON RD <b>CLARKSTON, MI 48346</b>	1956 LBP	3 / 1 1,086	\$1,430 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well. Any required well and septic repairs will be the buyers expense, Buyer must obtain water test at their expense for the lender to insure due to proximatey of gas station. . <b>Repairs:</b> Replace furnace, .									
	5-11-12	5-20-12	<b>\$60,000</b>	New Listing	261-923112	443 PHILLIPS AVE <b>CLAWSON, MI 48017</b>	1921 LBP	3 / 2 1,503	\$3,850 IE
<i>Special Comments</i>									
<b>Repairs:</b> Replace missing kitchen fixtures, Repair damaged boiler, heat registers in the living room, Replace living room flooring, .									
	4-12-12	Daily	<b>\$72,000</b>	New Listing	261-849446	31130 COUNTRY BLF <b>FARMINGTON HILLS, MI 48331</b>	1986	2 / 1.1 957	\$1,650 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, Special assessment \$46, HOA Management fee of \$155 Monthly. <b>Repairs:</b> Correct water main valve from the curb, Repair furnace, .									








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	5-1-12	Daily	<b>\$70,000</b>	Relist	261-906159	37554 CARSON ST <b>FARMINGTON HILLS, MI</b> 48331	1956 LBP	3 / 2 1,302	\$1,650 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well. Any required well and septic repairs will be the buyers expense. <b>Repairs:</b> Repair plumbing, .									
		Daily	<b>\$45,000</b>	New Listing	264-007582	25871 ARDEN PARK DR <b>FARMINGTON HILLS, MI</b> 48336	1969 LBP	4 / 2.1 2,166	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Estimated remaining economic life is below 30 years, Evidence of defective paint, Major foundation issues, Structural repairs required, Furnace needs replacement, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	5-4-12	Daily	<b>\$25,000</b>	New Listing	261-791190	29840 TWELVE MILE ROAD <b>FARMINGTON HILLS, MI</b>	1981	1 / 1 875	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Association fee of \$233 Monthly. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-8-12	Daily	<b>\$52,360</b>	Relist	261-958779	351 GARDENDALE ST <b>FERNDALE, MI 48220</b>	1942 LBP	3 / 1.5 1,143	\$770 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair plumbing system, Repair sewer system, Replace missing bath sink, .									
	4-11-12	Daily	<b>\$19,000</b>	New Listing	261-902850	1252 E GOULSON AVE <b>HAZEL PARK, MI 48030</b>	1947 LBP	3 / 1 960	\$1,650 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Replace front bay window, Replace missing sink and plumbing fixtures. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									






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	5-12-12	5-21-12	<b>\$18,000</b>	New Listing	264-024716	510 E HARRY AVE <b>HAZEL PARK</b> , MI 48030	1940 LBP	3 / 1 972	\$4,400 IE
<i>Special Comments</i> <b>Repairs:</b> Inspect/repair plumbing, Inspect/repair HVAC, Replace damaged roof. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-19-12	Daily	<b>\$16,000</b>	New Listing	261-918728	23819 REYNOLDS AVE <b>HAZEL PARK</b> , MI 48030	1925 LBP	3 / 1 965	IN
<i>Special Comments</i> <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-8-12	5-17-12	<b>\$115,000</b>	New Listing	261-940021	4675 STRATHCONA <b>HIGHLAND TOWNSHIP</b> , MI 48357	1979	4 / 2 2,066	\$3,850 IE
<i>Special Comments</i> <b>Repairs:</b> Replace the roof, Repair plumbing, .									
	4-11-12	Daily	<b>\$65,000</b>	New Listing	261-899128	4556 WEBBERDALE DR <b>HOLLY</b> , MI 48442	1972 LBP	4 / 1 1,248	\$4,950 IE
<i>Special Comments</i> <b>Disclosures:</b> Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense. <b>Repairs:</b> REPAIR/REPLACE DAMAGED SIDING, REPLACE ROOF, REPAIR/REPLACE COPPER PIPES, .									
	5-5-12	Daily	<b>\$44,000</b>	Relist	264-018276	207 EAST RD <b>HOLLY</b> , MI 48442	1973 LBP	3 / 1 1,057	\$3,135 IE
<i>Special Comments</i> <b>Repairs:</b> REPAIR/REPLACE DAMAGED FURNACE, REPAIR PLUMBING SYSTEM, REPAIR/REPLACE WATER HEATER, REPLACE MISSING SIDING FROM BOARDED WINDOWS, REPAIR KITCHEN FLOORING, .									

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		Daily	<b>\$119,000</b>	New Listing	261-951533	9730 DARTMOUTH ROAD <b>INDEPENDENCE, MI 48348</b>	1980	5 / 3 2,736	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Structural repairs required, Plumbing system needs repair; replace missing water lines, Electric water heater needs replacement, Electrical system needs repair; severed wiring, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	5-15-12	5-24-12	<b>\$57,500</b>	New Listing	261-888930	603 HEIGHTS RD <b>LAKE ORION, MI 48362</b>	1948 LBP	3 / 2 1,327	\$440 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well. Any required well and septic repairs will be the buyers expense, Evidence of defective paint. <b>Repairs:</b> Remediate mold-like substance in the kitchen, Repair damaged kitchen window, Repair plumbing system, .									
	5-10-12	5-19-12	<b>\$30,000</b>	New Listing	261-908796	2845 GLENWOOD COURT # 38C <b>LAKE ORION, MI 48360</b>	1972 LBP	2 / 1 882	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Management fee of \$148 Monthly. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-9-12	5-18-12	<b>\$45,200</b>	New Listing	261-547018	27101 HAMPDEN ST <b>MADISON HEIGHTS, MI 48071</b>	1988	3 / 1 960	\$3,300 IE
<i>Special Comments</i>									
<b>Repairs:</b> Replace missing wall between bedroom and living room, Cover exposed sub-flooring, Replace missing water heater, Repair open water lines at water heater, Replace missing flue pipe, Replace missing ductwork, .									
	4-12-12	Daily	<b>\$60,000</b>	New Listing	261-933581	7 LAKEVILLE CT <b>OXFORD, MI 48371</b>	1926 LBP	3 / 1 1,392	\$605 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Repair walls, floors, trim and missing door, Replace missing discharge pipe on hot water tank, .									

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	4-26-12	Daily	<b>\$31,500</b>	New Listing	261-936006	845 BRANDON AVE #8 PONTIAC, MI 48340	2001	3 / 2 1,579	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA Management fee of \$200 Monthly. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-11-12	5-20-12	<b>\$11,000</b>	New Listing	261-808583	442 HOWLAND AVE PONTIAC, MI 48341	1940 LBP	2 / 1 1,159	\$3,520 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair soft subfloor in kitchen, Repair damaged plumbing system, Replace damaged furnace. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-10-12	Daily	<b>\$9,000</b>	Relist	261-836225	179 BEACH ST PONTIAC, MI 48342	1941 LBP	3 / 1 1,120	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of mold-like substance, take appropriate action, Evidence of defective paint. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	<b>\$3,000</b>	New Listing	261-547068	40 W CORNELL AVE PONTIAC, MI 48340	1930 LBP	2 / 1 957	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint, Evidence of mold-like substance, take appropriate action, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-12-12	Daily	<b>\$102,000</b>	Relist	264-002940	819 E 2ND ST ROYAL OAK, MI 48067	1942 LBP	3 / 1 1,306	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Foundation has typical settlement cracks, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									

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	5-9-12	5-18-12	<b>\$54,000</b>	New Listing	261-888151	24640 THORNDYKE ST <b>SOUTHFIELD, MI 48033</b>	1966 LBP	3 / 1.1 1,406	\$3,509 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Repair damaged kitchen floor, Remediate mold like substance in basement, Replace missing downspout with extension, Repair plumbing system and replace missing water line, Replace missing PVC drains, Replace missing fuses for electrical panel, Replace/repair HVAC vent in basement, Replace missing floor vent in family room, .									
	5-15-12	Daily	<b>\$115,000</b>	Relist	261-867216	1188 WILLIAMS LAKE RD <b>WHITE LAKE, MI 48386</b>	1988	3 / 2 1,506	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of water infiltration, .									