













MI - Ottawa County & Surrounding 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
	5-1-12	Daily	\$128,000	Relist	263-423044	2240 PLEASANT HILL DR MUSKEGON, MI 49441	1974 LBP	4 / 2.5 2,152	\$2,255 IE
<i>Special Comments</i> Repairs: Treat mold like substance, Repair/replace rotted window sills, Repair system leak, .									
	5-12-12	5-16-12	\$110,000	New Listing	263-432926	3318 NINA LANE MUSKEGON, MI 49441	2001	3 / 2.1 1,508	UK
<i>Special Comments</i> Disclosures: Structural repairs required; repair walls, replace fireplace insert, Plumbing system needs repair; missing bath faucet and kitchen sink, Plumbing system needs repair; missing copper pipes, Water heater needs replacement, Secure exposed wiring, Furnace needs repair, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
		Daily	\$61,000	New Listing	263-392773	2809 BLAIR RD MUSKEGON, MI 49445	1960 LBP	3 / 2 1,250	UK
<i>Special Comments</i> Disclosures: Evidence of water infiltration, Evidence of defective paint, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	5-3-12	Daily	\$42,350	Price Reduction	263-412279	545 EAST RIVER RD MUSKEGON, MI 49445	1964 LBP	3 / 1.1 1,300	\$4,235 IE
<i>Special Comments</i> Disclosures: Evidence of defective paint, Property is connected to a septic system. Any required well and septic repairs will be the buyers expense. Repairs: Install guardrail on front porch, Remediate mold-like substance on basement wall, Install transition strips, Replace missing/damaged floor coverings in the kitchen and dining room, Install new furnace, .									
	5-10-12	5-19-12	\$37,000	New Listing	263-376139	3041 DONALD AVE MUSKEGON, MI 49442	1991	3 / 1 1,056	\$3,795 IE
<i>Special Comments</i> Repairs: Correct rotted fascia sections, Correct damaged door jamb, Install gutters; water in crawlspace, Correct grade; water in crawlspace. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									




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	5-15-12	5-24-12	\$20,000	New Listing	263-464982	1153 ALLEN AVE MUSKEGON, MI 49442	1925 LBP	4 / 2 1,978	\$1,100 IE
<i>Special Comments</i>									
Disclosures: 2 units, Evidence of defective paint. Repairs: Remediate mold-like substance on basement walls, Repair damaged ceiling on covered patio, Install 30ft. of missing fascia, Replace forced-air wall furnace in unit #2. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	\$15,000	New Listing	263-412047	210 E LARCH AVE MUSKEGON, MI 49442	1910 LBP	4 / 1.1 2,065	\$3,905 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair broken and boarded windows, Remediate mold-like substance on basement walls, Install vent covers, Repair damaged bedroom ceiling, Repair plumbing system, Replace hot water heater, Install electric meter, Repair furnace.									
	5-1-12	Daily	\$13,200	Price Reduction	263-317525	1087 CALVIN AVE MUSKEGON, MI 49442	1950 LBP	3 / 1 984	UI
<i>Special Comments</i>									
Disclosures: Roof is near the end of its useful life, replacement is recommended, Furnace needs replacement, Evidence of a mold-like substance and water infiltration, take appropriate action, Water heater needs replacement, Evidence of defective paint, Repairs exceed \$5,000. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	\$9,000	New Listing	263-389065	558 ADAMS AVE MUSKEGON, MI 49442	1930 LBP	2 / 1 836	UI
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of a mold-like substance and water infiltration, take appropriate action, Evidence of defective paint, Roof needs repair. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-3-12	Daily	\$40,480	Price Reduction	263-379911	2730 MCCRACKEN ST NORTON SHORES, MI 49441	1940 LBP	3 / 1 1,537	\$3,520 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair wall and ceilings, Repair damaged flooring, Repair leaking window in breezeway. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									






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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	4-25-12	Daily	\$34,000	New Listing	263-401491	2605 PILLON RD TWIN LAKE, MI 49457	1990	3 / 2 1,620	\$2,310 IE
<i>Special Comments</i>									
Disclosures: Manufactured home, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Repair walls and ceilings, Repair plumbing system; lack of pressure, Repair vinyl flooring. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-27-12	Daily	\$35,000	New Listing	263-394846	1436 SILVER CREEK RD WHITEHALL, MI 49461	1991	3 / 2 960	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									




NEWAYGO

		Daily	\$71,000	New Listing	263-411929	1865 E. 120TH ST. GRANT, MI 49327	1953 LBP	3 / 2 1,581	UK
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Roof is near the end of its useful life, replacement is recommended, Plumbing system needs repair, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
		Daily	\$51,000	New Listing	263-410600	1466 E 120TH ST GRANT, MI 49327	1975 LBP	4 / 2 1,790	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of a mold-like substance and water infiltration, take appropriate action, Water heater needs replacement, Roof is near the end of its useful life, replacement is recommended, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, .									
	5-15-12	5-24-12	\$48,000	New Listing	263-411163	6180 DAVE ST NEWAYGO, MI 49337	1997	3 / 2 1,404	\$825 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Manufactured home. Repairs: Repair damaged plumbing system, .									

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	4-23-12	Daily	\$70,000	New Listing	263-352244	125 PORT SHELDON RD SW GRANDVILLE, MI 49418	1920 LBP	3 / 1 1,662	\$1,595 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair plumbing, Repair exposed wires, Replace doorknob enclosed porch, .									
	5-9-12	5-18-12	\$39,100	New Listing	263-422645	113 W 10TH ST HOLLAND, MI 49423	1930 LBP	5 / 2 1,754	\$880 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair plumbing system. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-12-12	5-21-12	\$65,000	New Listing	263-416216	1841 FRUITWOOD ST JENISON, MI 49428	1971 LBP	3 / 1 1,104	\$2,365 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair/replace damaged floor coverings, Replace rotted front door threshold, Repair plumbing system leak, Repair damaged toilet shut off, .									
	4-13-12	Daily	\$52,000	New Listing	263-415664	17490 144TH AVE NUNICA, MI 49448	1957 LBP	3 / 1 1,110	\$825 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a septic system. any required septic repairs will be the buyer's expense, Evidence of defective paint. Repairs: Repair plumbing system leaks, .									
	5-8-12	Daily	\$25,088	Price Reduction	263-419532	11523 APPLE DR NUNICA, MI 49448	1986	3 / 2 1,248	UI
<i>Special Comments</i>									
Disclosures: Property is connected to a septic system. Any required well and septic repairs will be the buyers expense, Roof needs repair/ replacement, Evidence of mold-like substance in (2) rooms, take appropriate action, Furnace needs repair, Defective ceilings, buckled flooring in living/family room, Manufactured home. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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	4-17-12	Daily	\$129,000	New Listing	263-386858	10249 LYNWOOD LN ZEELAND , MI 49464	2001	2 / 1 1,096	UI
<i>Special Comments</i> Disclosures: Evidence of water infiltration, .									
		Daily	\$98,000	New Listing	263-424270	9586 NORTHWIND DR ZEELAND , MI 49464	1998	2 / 1 1,166	UK
<i>Special Comments</i> Disclosures: Wall/ceiling repairs required, Damaged wiring in the basement, Evidence of water infiltration, Structural repairs required, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	5-11-12	Daily	\$25,000	New Listing	263-363749	511 E CENTRAL AVE ZEELAND , MI 49464	1917 LBP	4 / 1.1 1,638	UK
<i>Special Comments</i> Disclosures: Evidence of mold-like substance, take appropriate action, Water heater needs repair, Replace missing boiler, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									