












MI - Saginaw and Bay County 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
	4-11-12	Daily	\$29,000	New Listing	262-142467	80 N. TUSCOLA RD BAY CITY, MI 48708	1930 LBP	2 / 1 875	UK
<i>Special Comments</i>									
Disclosures: Evidence of defective paint, Replace missing floor covering, Structural repairs required, Evidence of mold-like substance, take appropriate action, Plumbing system needs repair; replace fixtures, Electrical system needs repair, Furnace needs replacement, Repairs exceed \$5,000. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-9-12	5-18-12	\$21,000	New Listing	262-161665	349 YORK DR BAY CITY, MI 48706	1942 LBP	1 / 1 512	\$2,970 IE
<i>Special Comments</i>									
Repairs: RERPLACE BROKEN WINDOWS, REPLACE DAMAGED FLOOR COVERINGS , REPAIR DAMAGED PLUMBING SYSTEM, PROPERLY INSTALL OUTLETS AND SWITCHES. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	\$20,000	New Listing	262-130280	304 S WILLIAMS ST BAY CITY, MI 48706	1900 LBP	4 / 2 1,476	UK
<i>Special Comments</i>									
Disclosures: 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.									
	4-30-12	Daily	\$15,000	New Listing	262-120396	202 E. CLARA ST BAY CITY, MI 48706	1900 LBP	2 / 1 962	\$1,320 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: REPAIR DRYWALL DAMAGE, REPAIR DAMAGED AND OPEN WATER LINES. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									




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MIDLAND									
	4-20-12	Daily	\$142,000	New Listing	262-181259	5180 W MCNALLY RD COLEMAN, MI 48618	2000	3 / 2 1,560	\$3,520 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Replace temporary railings, Replace missing sink and faucet, Repair damaged plumbing, Replace missing water heater, .									
	4-11-12	Daily	\$55,000	New Listing	262-161222	103 S 2ND ST COLEMAN, MI 48618	2000	2 / 1 1,040	UK
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Evidence of water infiltration, Repair drywall, Evidence of mold-like substance, take appropriate action, Water heater needs replacement, Furnace needs replacement, Repairs exceed \$5,000, .									
	5-10-12	Daily	\$41,800	Price Reduction	262-147461	100 W. WEBSTER ST COLEMAN, MI 48618	1978	3 / 2 912	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Structural repairs required, Property does not have adequate crawlspace access, Repairs exceed \$5,000, Water heater needs replacement, .									
	5-10-12	Daily	\$35,200	Relist	262-159324	3737 W SHEARER ROAD COLEMAN, MI 48618	1986	3 / 2 1,248	UI
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Roof is near the end of its useful life, replacement is recommended, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; inspection recommended, Manufactured home missing affixed HUD certification labels. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-4-12	Daily	\$69,000	New Listing	262-156182	132 S WESTLAWN DR MIDLAND, MI 48640	2000	4 / 3 2,280	UI
<i>Special Comments</i>									
Disclosures: Manufactured home, Property is connected to a septic system. Any required septic repairs will be the buyer's expense, .									






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	5-4-12	Daily	\$56,000	New Listing	262-138416	2224 E WHEELER ST MIDLAND, MI 48642	1972 LBP	3 / 1 1,008	UK
<i>Special Comments</i>									
Disclosures: Replace missing floor covering (kitchen and hallway), Plumbing system needs repair, Furnace needs replacement, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	5-1-12	Daily	\$35,000	New Listing	262-129131	5540 N LAKE SANFORD SANFORD, MI 48657	1964 LBP	3 / 1 1,040	UK
<i>Special Comments</i>									
Disclosures: Property located within a special flood hazard area, flood insurance is required, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Replace missing floor covering, Plumbing system needs repair, Evidence of defective paint, Replace deteriorating well house cover, 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.									






SAGINAW

	4-17-12	Daily	\$25,000	New Listing	262-146110	307 MAPLERIDGE RD CARROLLTON, MI 48724	1930 LBP	2 / 1 988	\$550 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair damaged water lines. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-13-12	Daily	\$12,000	New Listing	262-148217	3568 N JACKSON ST CARROLLTON, MI 48724	1900 LBP	2 / 1 1,578	UI
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000 (including structural, roof, electrical, plumbing, flooring). Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-8-12	5-17-12	\$79,000	New Listing	262-136588	2677 GRANADA LN SAGINAW, MI 48603	1978	3 / 1.1 1,300	\$4,290 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair drywall damage throughout the home, Remove loose carpet from walls, Replace missing exterior handrails, Remove protruding nails and brackets from walls, Replace damaged downspouts, Replace damaged door, Repair damaged plumbing, Replace missing thermostat, .									


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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
	5-1-12	Daily	\$51,040	Price Reduction	262-161451	7979 SWAN CRK SAGINAW , MI 48609	1930 LBP	4 / 2 2,625	UK
<i>Special Comments</i>									
Disclosures: Property located within a special flood hazard area, flood insurance is required, Repairs exceed \$5,000, .									
	5-2-12	Daily	\$43,000	New Listing	262-162656	3276 CHURCH ST SAGINAW , MI 48604	1961 LBP	3 / 2 1,314	\$2,310 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: REPLACE MISSING REGISTER COVERS, COVER EXPOSED SUB-FLOORING, .									
	5-9-12	5-18-12	\$42,000	New Listing	262-164836	1323 MALZAHN STREET SAGINAW , MI 48602	1952 LBP	7 / 2.1 3,362	\$4,400 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Remove tack strips and carpet padding, Repair drywall damage throughout the home, Replace damaged floor coverings, Remove mold-like substance, Remove damaged floor coverings in the basement, Repair drain line and damaged plumbing (1,200); replace showerhead (200.00), Replace damaged thermostat, .									
	4-26-12	Daily	\$37,000	Relist	262-164287	3699 BROADWAY ST SAGINAW , MI 48601	1945 LBP	2 / 1 1,172	\$330 IE
<i>Special Comments</i>									
Repairs: REPLACE MISSING/DAMAGED WINDOW. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-28-12	Daily	\$37,000	New Listing	262-170001	5195 S WASHINGTON RD SAGINAW , MI 48601	1940 LBP	3 / 1 1,448	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Roof is near the end of its useful life, replacement is recommended. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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	4-24-12	Daily	\$37,000	New Listing	262-169204	2319 MERSHON ST SAGINAW , MI 48602	1937 LBP	3 / 1.1 1,432	\$3,300 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Install permanent window well covers, Fill and level holes in rear yard, Replace damaged window, Remediate mold-like substance in the basement, Repair damaged plumbing. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-18-12	Daily	\$20,000	New Listing	262-152110	2306 PATTON ST SAGINAW , MI 48602	1941 LBP	3 / 1 1,248	\$1,155 IE
<i>Special Comments</i>									
Repairs: REPLACE DAMAGED WATER HEATER, COVER EXPOSED SUBFLOORING, REPLACE MISSING WINDOW. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	\$12,000	New Listing	262-178177	1727 N BOND ST SAGINAW , MI 48602	1864 LBP	2 / 1 1,404	UK
<i>Special Comments</i>									
Disclosures: Evidence of mold-like substance, take appropriate action, 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.									
	4-18-12	Daily	\$11,000	New Listing	262-156662	1315 ADAMS STREET SAGINAW , MI 48602	1874 LBP	2 / 1 797	\$1,100 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Remediate mold like substance in basement, Replace damaged downspouts. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-25-12	Daily	\$8,500	New Listing	262-168330	1003 MACKINAW ST SAGINAW , MI 48602	1884 LBP	2 / 1 967	UI
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Roof is near the end of its useful life, replacement is recommended, Evidence of defective paint. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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	5-8-12	Daily	\$8,360	Price Reduction	262-097457	1421 MACKINAW ST SAGINAW , MI 48602	1919 LBP	4 / 1.1 1,700	UI
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; inspection recommended, Evidence of mold-like substance, take appropriate action. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									