











NV - Northwestern Nevada 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
CARSON CITY									
	5-15-12	Daily	\$80,000	Relist	331-131021	955 CASCADE DRIVE CARSON CITY, NV 89701	1988	3 / 2 1,152	IN
<i>Special Comments</i>									
Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
CHURCHILL									
	4-19-12	Daily	\$121,500	Price Reduction	331-146200	1380 CEDAR DR FALLON, NV 89406	1976 LBP	4 / 2.5 1,974	IN
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-8-12	Daily	\$41,400	Price Reduction	331-126483	575 NADINE DRIVE FALLON, NV 89406	1960 LBP	3 / 1 1,329	\$2,475 IE
<i>Special Comments</i>									
Repairs: Repair plumbing, Replace-repair electrical components to operate electrical system, Repair-replace furnace, Treat and paint defective paint surface. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-24-12	Daily	\$31,000	New Listing	331-125706	2700 KING DRIVE FALLON, NV 89406	1986	2 / 2 840	\$770 IE
<i>Special Comments</i>									
Disclosures: Manufactured home, Property with propane, well, and septic systems. Repairs: Repair plumbing system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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DOUGLAS									
	5-3-12	Daily	\$69,000	New Listing	331-127607	3431 TOURMALINE DRIVE CARSON CITY, NV 89705	1999	3 / 2 1,620	\$3,025 IE
<i>Special Comments</i>									
Repairs: Replace skirting on rear of home. , Replace toilet in bath. , Replace missing components in cooling system. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-10-12	5-19-12	\$235,000	New Listing	331-132491	1256 MYERS DRIVE GARDNERVILLE, NV 89410	1985	5 / 2 2,304	IN
<i>Special Comments</i>									
Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-24-12	Daily	\$58,200	Price Reduction	331-124969	3769 ARDEN WAY WELLINGTON, NV 89444	2002	4 / 2 1,512	UI
<i>Special Comments</i>									
Disclosures: Manufactured home, Evidence of mold-like substance on a bedroom wall, take appropriate action, Property does not have adequate crawlspace access. It is screwed closed. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-1-12	Daily	\$54,600	Price Reduction	331-121751	3980 GRANITE WAY WELLINGTON, NV 89444	1974 LBP	1 / 2 1,328	UK
<i>Special Comments</i>									
Disclosures: Property is connected to a propane and septic systems, Missing furnace and water heater, Defective paint on eaves, Repairs exceed \$5,000, Damaged roof and peeling paint on storage shed, Possible water leakage in master bathroom. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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LYON									
	5-12-12	Daily	\$46,800	Relist	331-124501	5420 PEEK AVE SILVER SPRINGS, NV 89429	1992	4 / 2 1,716	\$1,650 IE
	<i>Special Comments</i>								
	Disclosures: Manufactured home, Property with propane, well, and septic systems, Lot size is approximately 4.77 acres. Repairs: Plumbing repair, Roof repair. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.								
	4-18-12	Daily	\$35,000	New Listing	331-125787	9270 VIA CAMINO STREET SILVER SPRINGS, NV 89429	1990	3 / 2 1,344	\$1,100 IE
	<i>Special Comments</i>								
	Disclosures: Manufactured home, Property with propane, well, and septic systems. Repairs: Repair drain lines under bath sink, Replace cooling unit for evap. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.								
	5-4-12	Daily	\$45,000	New Listing	331-122293	5390 MEADOW LANE STAGECOACH, NV 89429	1981	3 / 2 1,876	IN
	<i>Special Comments</i>								
	Disclosures: Manufactured home, Property is connected to a septic system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.								
WASHOE									
	5-9-12	5-18-12	\$124,000	New Listing	331-118669	6146 CHESTERFIELD LANE RENO, NV 89523	1987	3 / 2 1,141	IN
	<i>Special Comments</i>								
	Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.								
	5-10-12	5-19-12	\$110,000	New Listing	331-110044	11570 TUPELO STREET RENO, NV 89506	1979	3 / 2 1,255	IN
	<i>Special Comments</i>								
	Disclosures: Property with propane, well, and septic systems, Property located within a special flood hazard area, flood insurance is required. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.								

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	5-10-12	5-19-12	\$103,000	New Listing	331-126307	3934 BORDER COURT RENO, NV 89508	1998	4 / 2 1,702	IN
<p><i>Special Comments</i></p> <p>Disclosures: Property is connected to a propane system, HOA Association fee of \$25 Monthly. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	5-10-12	5-19-12	\$36,000	New Listing	331-129175	3935 BRANT STREET RENO, NV 89508	1988	2 / 2 1,176	\$2,530 IE
<p><i>Special Comments</i></p> <p>Disclosures: Manufactured home, Property is connected to a septic system. Repairs: Repair missing drywall exposing plumbing, Repair missing floor covering exposing subfloor, Replace missing water heater, Repair gas furnace. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	5-9-12	Daily	\$49,000	Relist	331-119131	5375 CAROL DRIVE SUN VALLEY, NV 89433	1950 LBP	3 / 2 1,333	UI
<p><i>Special Comments</i></p> <p>Disclosures: Property is FHA uninsurable due to LBP stabilization is estimated to be \$4,167.25, Water heater needs replacement, Repair exterior electrical box, Evidence of defective paint, Repair hole in drywall with exposed wiring, Plumbing system needs repair, Thermostat needs replacement, Replace missing floor covering. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	5-8-12	Daily	\$41,400	Price Reduction	331-122575	4960 SAGUARO DRIVE SUN VALLEY, NV 89433	1983	4 / 2 1,440	\$4,125 IE
<p><i>Special Comments</i></p> <p>Disclosures: Manufactured home. Repairs: Plumbing system need repairs, Exposed wires in the area behind Living room & Bedroom, Bare wood noted at rear fascia and some area of the exterior trim, There are some areas of damaged and missing skirting, Sink and faucet need to be replaced, Missing flooring at bedroom and closet. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									