















AZ - Northwest Valley 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
Maricopa									
	2-1-12	2-10-12 Initial	\$157,000	New Listing	023-283409	7316 North 82nd Ave Glendale, AZ 85303	2000	5 / 3 2,589	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$37 Monthly. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$130,000	New Listing	023-156005	24232 N 39th Ave Glendale, AZ 85310	1996	4 / 3 2,034	IN
<i>Special Comments</i>									
Disclosures: Damaged & rusted hot water valve per PCR, Damaged outlet covers per PCR, HOA Management fee of \$120 semi-annually : Planned Development. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-1-12	2-10-12 Initial	\$85,000	New Listing	023-238787	7814 W Krall Street Glendale, AZ 85303	1994	3 / 2 1,565	IN
<i>Special Comments</i>									
Disclosures: Plumbing system inspection is recommended. PCR states that it failed to hold pressure. Missing bathroom faucets. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-27-12	2-5-12 Initial	\$69,900	New Listing	023-319296	3807 W Michigan Ave Glendale, AZ 85308	1980	3 / 2 1,179	\$770 IE
<i>Special Comments</i>									
Repairs: Diagnose & repair plumbing system, Diagnose & repair HVAC system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	10-26-11	2-3-12 Daily	\$62,000	Relist	023-273288	5115 N 69th Ave Glendale, AZ 85303	1974 LBP	4 / 2 1,721	IN
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	2-3-12	2-12-12 Initial	\$53,900	New Listing	023-320378	11421 North 57th Dr Glendale, AZ 85304	1974 LBP	3 / 2 1,091	\$4,950 IE
<i>Special Comments</i> Repairs: Replace roof. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-31-12	2-9-12 Initial	\$53,000	New Listing	023-270232	5530 W Hatcher Rd Glendale, AZ 85302	1972 LBP	3 / 2 1,346	IN
<i>Special Comments</i> Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-1-12	2-10-12 Initial	\$23,000	New Listing	023-376548	4644 W Desert Crest Dr Glendale, AZ 85301	1973 LBP	3 / 1 1,036	\$385 IE
<i>Special Comments</i> Disclosures: HOA Association fee of \$145 Monthly : Maryland Heights Garde. Repairs: Access to and inspection of utility / storage, Scrape, prime, and paint exterior wood surfaces where paint is peeling and flaking. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-14-12	2-3-12 Daily	\$42,000	New Listing	023-279241	8601 N 103rd Avenue #120 Peoria, AZ 85345	2003	4 / 2 1,512	UI
<i>Special Comments</i> Disclosures: Manufactured home missing affixed HUD certification labels, HOA Management fee of \$65 Monthly : CITY PROPERTY MANAGEMENT. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-31-12	2-4-12 Initial	\$29,000	New Listing	023-220299	8111 #23 W Wacker Rd. Peoria, AZ 85381	1984	1 / 1 560	UI
<i>Special Comments</i> Disclosures: Evidence of mold-like substance, take appropriate action, Repair drywall with exposed electrical , Replace water heater TPR valve discharge pipe, HOA Association fee of \$167.5 MONTH : Discovery at Orchard. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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	1-7-12	2-3-12 Daily	\$87,000	New Listing	023-390777	10328 W Floriade Dr Sun City, AZ 85351	1970 LBP	2 / 2 1,399	IN
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$444 Annual : Sun City. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-11-12	2-3-12 Daily	\$165,000	New Listing	023-404010	16125 W Heritage Dr Sun City West, AZ 85375	1994	2 / 2 1,590	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$370 Annually : Sun City West Rec Center. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-2-12	2-11-12 Initial	\$106,000	New Listing	023-223487	12302 W Westgate Drive Sun City West, AZ 85375	1985	2 / 2 1,601	IN
<i>Special Comments</i>									
Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-27-12	2-5-12 Initial	\$87,500	New Listing	023-263041	16254 N 164th Lane Surprise, AZ 85388	2003	3 / 2 1,884	\$1,232 IE
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$123 Quarter : R&R Prop Mgmt. Repairs: Replace missing plumbing supply lines under kitchen sink. , Replace missing smoke detectors, Replace missing water heater, Cap exposed wires and replace missing outlet covers. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

