
















AZ - Southeast 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
	1-31-12	2-9-12 Initial	\$147,500	New Listing	023-273282	355 N Scott Drive Chandler, AZ 85225	1998	3 / 2 1,617	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$32 Monthly. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-3-12	2-3-12 Daily	\$95,400	Price Reduction	023-204277	2729 W Estrella Dr Chandler, AZ 85224	1983	3 / 2 1,248	UK
<i>Special Comments</i>									
Disclosures: Replace missing floor covering, Roof needs repair, Replace/repair smoke detectors, Repairs exceed \$5,000, HOA Association fee of \$35.67 Monthly : Cove at Tiburon. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-3-12	2-12-12 Initial	\$36,200	New Listing	023-250123	1970 N Hartford St Unit #65 Chandler, AZ 85225	1984	2 / 1.5 892	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$129 Monthly. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-7-12	2-3-12 Daily	\$289,000	New Listing	023-281096	620 S Boulder Ct Gilbert, AZ 85296	1998	5 / 3.5 3,472	IN
<i>Special Comments</i>									
Disclosures: Replace missing smoke detectors, Cap exposed wires, HOA Management fee of \$620 Semi-Annual : Century Mgmt. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-3-12	2-3-12 Daily	\$158,400	Price Reduction	023-261301	2848 East Castanets Drive Gilbert, AZ 85298	2007	3 / 2 1,672	IN
<i>Special Comments</i>									
Disclosures: Missing electrical switch cover plate, HOA Management fee of \$400 Semi-Annual : AAM. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									






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	1-6-12	2-3-12 Daily	\$99,000	New Listing	023-293692	4910 E Fairfield St Mesa, AZ 85205	1985	3 / 2 1,206	\$880 IE
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$30 Monthly : Mariposa Group. Repairs: Replace missing water heater. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-10-12	2-3-12 Daily	\$94,500	Relist	023-342155	126 S Lazona Drive Mesa, AZ 85204	1957 LBP	4 / 2 2,397	\$869 IE
<i>Special Comments</i>									
Repairs: Drywall repair to cover exposed plumbing, Replace missing flooring, Per PCR, missing plumbing, J box cover at wall, Thermostat, Defective exterior paint surfaces. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-27-12	2-5-12 Initial	\$89,000	New Listing	023-089502	3903 E Gable Avenue Mesa, AZ 85206	1986	3 / 2 1,545	\$1,375 IE
<i>Special Comments</i>									
Repairs: Repair crack in wall / ceiling, Replace missing shingles on roof, Replace missing shower pipes, Repair numerous exposed electrical outlets, Secure loose wiring in garage opener wall, Replace missing smoke detector. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$84,000	New Listing	023-234941	441 S Maple Unit 20 Mesa, AZ 85206	1988	3 / 2 1,200	\$1,045 IE
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$91 Monthly : Windsor Shadows. Repairs: Repair cracks in vaulted ceiling , Repair exposed plumbing in garage, Repair leak at water heater. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-28-12	2-6-12 Initial	\$82,000	New Listing	023-349525	10104 East Isleta Ave Mesa, AZ 85209	2005	2 / 2.5 1,303	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$83.15 Monthly : Brown Mgmt. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	2-2-12	2-6-12 Initial	\$67,000	New Listing	023-306812	11510 East Elton Ave Mesa, AZ 85208	1980	3 / 2 1,712	UI
<i>Special Comments</i>									
Disclosures: Property does not have adequate crawlspace access, Property uses a septic system. Functionality is unknown, Replace missing floor covering, Repair master bath ceiling for exposed insulation, Repair drywall with exposed pipes. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$40,000	New Listing	023-276711	2929 E Broadway Road #77 Mesa, AZ 85204	1983	2 / 2 968	IN
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$143.18 Monthly : Brown Mgmt. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$146,000	New Listing	023-373042	19058 E Swan Dr Queen Creek, AZ 85142	2009	4 / 3 2,188	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$250 quarterly : Cortina HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$88,000	New Listing	023-258057	4540 W Federal Way Queen Creek, AZ 85142	2007	4 / 3 2,395	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$217.38 Quarterly : Rossmar & Graham. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-12	2-4-12 Initial	\$55,000	New Listing	023-209540	25315 S 202nd Place Queen Creek, AZ 85142	2004	4 / 2 1,512	\$715 IE
<i>Special Comments</i>									
Disclosures: Property uses a septic system. Functionality is unknown. Repairs: Repair plumbing as needed, Repair thermostat. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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Pinal									
	2-2-12	2-6-12 Initial	\$68,500	New Listing	023-270147	73 South Hilton Road Apache Junction, AZ 85119	1997	3 / 2 1,848	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Property uses a septic system. Functionality is unknown, Property does not have adequate crawlspace access, Repair exposed outlets, wires, and missing fixtures, Thermostat needs replacement, Recommend testing functionality of AC unit. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-2-12	2-11-12 Initial	\$59,000	New Listing	023-236793	1224 West 21st Avenue Apache Junction, AZ 85120	1999	2 / 2 919	\$488 IE
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$28 Monthly : Kinney Management. Repairs: Replace missing flooring. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-18-12	2-3-12 Daily	\$111,600	Relist	023-276746	43938 W Griffis Dr Maricopa, AZ 85138	2004	5 / 4 2,834	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000, 2 AC needs replacement, Plumbing system needs repair, HOA Association fee of \$171.6 Quarterly : THE VILLAGES AT RANCHO EL DORADO HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-1-12	2-5-12 Initial	\$56,000	New Listing	022-180206	2362 W Bonnie Lane Queen Creek, AZ 85142	1996	3 / 2 1,670	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000, Manufactured home, Property is connected to a well and septic systems, Property uses a septic system. Functionality is unknown, Evidence of water damage, Roof needs repair. Missing and damaged shingles, Plumbing system needs repair, Replace one missing electrical coverplate, Replace missing smoke alarm, HVAC needs repair. Replace missing air handler. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-3-12	2-12-12 Initial	\$37,000	New Listing	023-098857	5316 E Santa Clara San Tan Valley, AZ 85140	2000	3 / 2 1,040	\$1,474 IE
<i>Special Comments</i>									
Repairs: Repair drywall in master bedroom, exposed wiring, Mitigate earth to wood contact on west exterior wall, Replace and repaint fascia w/dryrot above front door, Replace missing electric water heater, Repair plumbing to code, Replace smoke detector, Replace missing outlet cover in master bedroom, Replace broken thermostat. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									