









AZ - Southwest 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
	12-16-11	2-3-12 Daily	\$127,000	Relist	023-304706	11745 W Grant St Avondale, AZ 85323	2004	5 / 2.5 2,647	UK
<i>Special Comments</i>									
Disclosures: Replace missing 220 outlet, Repair flue on water tank, Replace central air conditioner unit, Total repair cost is estimated to exceed \$5,000, HOA Association fee of \$47.47 Monthly : GLENHURST HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-25-12	2-3-12 Initial	\$94,000	New Listing	023-299431	10774 W Edgemont Ave Avondale, AZ 85392	2001	4 / 2 1,529	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$37.50 Monthly : Upland Park HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-31-12	2-9-12 Initial	\$101,000	New Listing	023-264566	5250 S 238th Ln Buckeye, AZ 85326	2008	4 / 2.5 2,948	IN
<i>Special Comments</i>									
Disclosures: Replace missing kitchen faucet, HOA Association fee of \$55 Monthly : RIATA WEST COMMUNITY ASSOCIATION. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	12-3-11	2-3-12 Daily	\$63,000	Relist	023-290586	24008 West Antelope Trail Buckeye, AZ 85326	2003	3 / 2 1,298	IN
<i>Special Comments</i>									
Disclosures: Replace one missing wired smoke detector, HOA Association fee of \$126.26 Quarterly : Sundance HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-31-12	2-9-12 Initial	\$58,000	New Listing	023-140069	11534 W Bloomfield Road El Mirage, AZ 85335	2002	4 / 2 1,746	\$3,740 IE
<i>Special Comments</i>									
Repairs: Install flooring where sub-floors are exposed, Replace missing smoke detectors, Repair kitchen sink plumbing. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	9-29-11	2-3-12 Daily	\$50,000	Relist	023-242854	13005 N Cesar Chavez Drive El Mirage, AZ 85335	1999	3 / 2 1,097	IN
<i>Special Comments</i>									
Disclosures: Replace damaged drain valve on water heater, Replace 1 missing wired smoke detector, Replace 2 missing circuit breakers in panel box, HVAC system inspection is recommended since result in PCR and buyer inspection are inconsistent, HOA Association fee of \$77.23 Quarterly : SUNDIAL COMMUNITY ASSOCIATION. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-18-12	2-3-12 Daily	\$68,000	New Listing	023-267098	457 N 169th Ave #53 Goodyear, AZ 85338	2008	3 / 2.5 1,470	\$550 IE
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$224 Monthly : DEER RUN AT CANYON TRAILS HOA. Repairs: Repair water leak. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-7-12	2-3-12 Daily	\$55,000	Relist	023-213233	4421 West Monterey Rd Laveen, AZ 85339	2002	3 / 2 1,059	\$550 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well, Property uses a septic system. Deemed functional, Manufactured home. Repairs: Replace missing shingles on south side of house, Repair plumbing system to code per pcr, Replace furnace cover plate/door . 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	023-264336	1921 S 83rd Dr Tolleson, AZ 85353	2003	3 / 2 2,013	IN
<i>Special Comments</i>									
Disclosures: Replace missing vinyl floor tiles in laundry room, HOA Association fee of \$55 Monthly : Farmington Fields HOA. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-28-12	2-6-12 Initial	\$67,000	New Listing	023-259875	10330 West Magnolia St Tolleson, AZ 85353	2007	4 / 2 1,791	\$5,280 IE
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$143.38 Quarterly : AAM. Repairs: Replace kitchen sink and repair plumbing, Replace missing HVAC. 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	\$62,000	New Listing	023-338988	8340 W Pima St Tolleson, AZ 85353	2002	3 / 2 1,411	\$3,850 IE
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$55 Monthly : FARMINGTON FIELDS HOA. Repairs: Replace missing air conditioning unit. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	2-1-12	2-10-12 Initial	\$30,000	New Listing	023-257734	7912 S 349th Ave Tonopah, AZ 85354	2003	3 / 2 1,674	IN
<i>Special Comments</i>									
Disclosures: Property is connected to a well, Property uses a septic system. Functionality is unknown. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									