



4053815	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,978 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 42.5RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Buenavida Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Journey Homes Hun Block: 12200 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus / El Mirage **Directions:** NORTH on El Mirage, WEST on Larkspur, NORTH on 123rd Dr, WEST on Rosewood to property

Remarks: **LENDER OWNED** This property has suffered fire damage on the second floor and is being sold AS-IS. Second floor has been blocked off for safety reasons. Buyer to conduct inspections after accepted offer. No utilities are presently on at the property.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Fix-Up Needs Repair	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Other Bdrm Split; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room; Loft	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: BUENAVIDA AN: 509-07-268 Lot Number: 268 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,195/2007 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Rec Center: N Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 8 / 11	List Price: \$ 64,900	Special Listing Cond: Lender Owned Prop	

Listed by: Keller Williams Realty Professional Partners (kwpr03)

1317 W PAPAGO ST Phoenix, AZ 85007

Client Report (2)

\$69,900



4030768	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,515 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: BRENTWOOD TRACT Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: BRENTWOOD TRACT Model: RANCH Builder Name: DEMORE Hun Block: 2-11 E Map Code/Grid: Q34	
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Bethune Jr. High School: Bethune		High School Dist #: 210 - Phoenix Union District High School: Central	

Cross Streets: Buckey Road and 13th Avenue **Directions:** 7th Ave. and Hwy 17 - go north to Buckey Road, turn left and go to 13th Ave., turn left (south) onto 13th Ave, go to Papago Street, turn right.


Remarks: Bank-owned property. A great newer build that is in very good condition. A little paint and this will be a wonderful home! Buyer to verify all, including schools, taxes, measurements. Sold 'As Is' - As Is Addendum to accompany offers. No SPDS or CLUE REPORT provided. Seller makes no warranties. Property sold as is - buyer to verify all. This is listed with on line Auction. Go to RealtyBid.com to place offers. Contact lister for additional information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features: Flooring: Carpet	Kitchen Features: Range/Oven Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 105-02-022 Lot Number: 9 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,349/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 43 / 43		List Price: \$ 69,900	Special Listing Cond: Lender Owned Prop
Listed by: Coldwell Banker Residential Brokerage (cbrb02)			

2701 W TAYLOR ST Phoenix, AZ 85009

Client Report (3)

\$70,000

	4002939	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,712 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42FR1G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Willow Addition Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2700 W Map Code/Grid: Q33	
	Ele Sch Dist: 000 - Out of Area Elementary School: Isaac Jr. High School: Phoenix Prep Academy		High School Dist #: 210 - Phoenix Union District High School: Union	

Cross Streets: 27th Ave. & McDowell **Directions:** South on 27th Ave. to Taylor* West to Property**Remarks:** This is a lender owned property and a fixer-upper* There are no SPDS or CLUE report* If you have someone who is handy and wanting a project, this could just be it* Bring all offers!


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features: Fix-Up Needs Repair	Kitchen Features: Range/Oven Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: WILLOW ADDITION AN: 109-27-076 Lot Number: 15 Town-Range-Section: 1N-2E-2 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,456/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Contract Info
CDOM/ADOM: 107 / 89	List Price: \$ 70,000		Special Listing Cond: Lender Owned Prop

Listed by: Century 21 Arizona Foothills (cere22)

417 S 7TH ST Avondale, AZ 85323

Client Report (4)

\$70,900

	4050226	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,511 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: Riverview Park Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 700 E Map Code/Grid: Q29
	Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Avondale Jr. High School: Avondale			High School Dist #: 216 - Agua Fria Union District High School: Agua Fria South

Cross Streets: Hwy 85 (Main St) & 7th St **Directions:** South on 7th St to home

Remarks: In-fill home on a nice size lot with a two car garage. Four bedrooms and two baths. Kitchen has breakfast bar, electric range, pantry, honey oak cabinets and overlooks a nice size dining area. 16 inch tile floors in living and kitchen, bedrooms have carpet. There is a large back yard for your landscape design. Countrywide prequal required with all offers. Not required to use CHL for loan. Free credit report & appraisal if CHL finances. Call Maria Moreno at Countrywide 623-882-2411. Home sold AS-IS. Measurements & sq. ft. aprox. to be verified by buyer.

Kitchen	18	14	Living Room	13	20	Bedroom 3	11	9
			Master Bedroom	16	12	Bedroom 4	9	10
			Bedroom 2	11	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage RV Parking: RV Parking; RV Gate Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: RIVERVIEW PARK AN: 500-53-016-A Lot Number: 4 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,574/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 207 / 21	List Price: \$ 70,900	Special Listing Cond: Lender Owned Prop

Listed by: Century 21 Metro Alliance (cere83)

945 W COCOPAH ST Phoenix, AZ 85007

Client Report (5)

\$71,900



4026892	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 3 SF: 1,656 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 33R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: RIVERA TR Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: FHI CUSTOM HOMES Hun Block: 1100 S Map Code/Grid: Q34	
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Union Jr. High School: Union		High School Dist #: 210 - Phoenix Union District High School: Union	

Cross Streets: 7TH AVE AND I-17. **Directions:** NORTH ON 7TH AV TO COCOPAH, GO WEST TO PROPERTY ON LEFT.

Remarks: **BANK OWNED** VERY NICE 3 BEDROOM / 3 BATH, SPACIOUS CUSTOM HOME, BIG LOT, BUILT IN 2006. LIVING AREA DOWNSTAIRS, BEDROOMS UPSTAIRS. VERY GOOD CONDITION. BUYER TO INSPECT & VERIFY ALL ITEMS OF MATERIAL IMPORTANCE**PRIOR TO CONTRACT**BUYERS MUST**BE PRE-QUALIFIED BY LENDER (SEE REMARKS), FREE APPRAISAL & CREDIT CHECK IF BUYER FINANCES THROUGH LENDER. ALLOW 2-3 BUSINESS DAYS FOR RESPONSE. LENDER ADDENDUMS TO FOLLOW ACCEPTED OFFER.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Patio; Covered Patio(s) Features: Flooring: Carpet; Tile	Kitchen Features: Disposal; Pantry Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in FR Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 105-34-076 Lot Number: 23 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,150/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 221 / 50	List Price: \$ 71,900	Special Listing Cond: Lender Owned Prop

Listed by: Dan Schwartz Realty, Inc (schw01)

1226 W DARREL RD Phoenix, AZ 85041

Client Report (6)

\$74,900



4035448	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,594 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42FRDN2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Mountain Vistas Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: ORCHID Builder Name: Palacia Homes Hun Block: 6000 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: None Jr. High School: None		High School Dist #: 001 - Phoenix Elementary District High School: Cesar Chavez	

Cross Streets: 19th Ave & Vineyard **Directions:** 19th Ave south to Vineyard Rd, go east to 15th Ave to community**Remarks:** GREAT FIXER-UP HOUSE OR INVESTMENT PROPERTY. NORTH/SOUTH LOT, WITH MOUNTAIN AND CITY VIEWS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Exterior Features: Covered Patio(s) Features: Skylight(s)	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in FR; Breakfast Room Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: MOUNTAIN VISTAS AN: 105-98-031 Lot Number: 14 Town-Range-Section: 1N-3E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,187/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 28/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 26 / 26	List Price: \$ 74,900	Special Listing Cond: Lender Owned Prop	

Listed by: Move On Real Estate Group (krvd01)

2114 W BOWKER ST Phoenix, AZ 85041

Client Report (7)

\$75,000



4056344	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,408 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 42FRD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Parkview Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2000 W Map Code/Grid: R33	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Ed Pastor Jr. High School: Ed Pastor		High School Dist #: 210 - Phoenix Union District High School: Cesar Chavez	

Cross Streets: 19th Ave and Broadway **Directions:** South to Roeser Rd, West to 21st Ave, South to Bowker, West to Property.

Remarks: Home in need of TLC but has tons of potential!! Seller to contribute 3% of purchase price towards buyers closing costs. All properties are sold in as-is condition. When submitting an offer you must include the following: As is Addendum, Earnest Money Receipt or if it is a cash deal proof of funds and HOA addendum if applicable. Unless we have the above items we will not submit your offer to the bank. Title Company will be sellers choice. To check status on this property please send an email to meganturner@kw.com

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 105-65-287 Lot Number: 1 Town-Range-Section: 1N-2E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$ 981/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 163 / 166	List Price: \$ 75,000	Special Listing Cond: Lndr/Corp Aprvl Req'd; Lender Owned Prop	

Listed by: Keller Williams Realty Sonoran Living (kwaf01)

521 E RANDY ST Avondale, AZ 85323

Client Report (8)

\$75,000



4056421	Residential	Single Family - Detached	Active
Beds/Baths: 6 / 2 SF: 1,440 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 62R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: RIVERVIEW PARK Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 700 S Map Code/Grid: Q29	
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Avondale Jr. High School: Avondale		High School Dist #: 210 - Phoenix Union District High School: Agua Fria South	

Cross Streets: HWY 85/ DYSART **Directions:** WEST ON MC 85 TO 8TH ST, SOUTH TO RANDY, WEST TO PROPERTY

Remarks: THIS IS BANK OWNED AND READY TO CLOSE. NOT A SHORTSALE. SHOW AND SELL YES THIS HOME REALLY IS A 6 BEDROOM 2 BATH HOME!!!!!!
 HAS RV GATE AND 2 CAR GARAGE

Kitchen	10	6	Living Room	14	16	Bedroom 3	10	11
Dining Room	12	11	Master Bedroom	10	12	Bedroom 4	10	11
			Bedroom 2	10	11	Bedroom 5	10	11
						Den/Other Room	10	11

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Features: Add'l Property Use: None Flooring: Linoleum	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: RIVERVIEW PARK AN: 500-53-113 Lot Number: 7 Town-Range-Section: 1N-1W-15 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,238/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00
HOA Name:	Association Fee Incl: No Fees		Land Lease Fee: 0
HOA Telephone:			PAD Fee: \$ 0


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 6	List Price: \$ 75,000	
		Special Listing Cond: Lender Owned Prop

Listed by: Brand 1 Realty (cere77)

1718 E ILLINI ST Phoenix, AZ 85040

Client Report (9)

\$79,900

	2977178	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,630 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: OVERALL PLACE BLK 2,6,7 LOT 615 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unk Hun Block: 1200 S Map Code/Grid: Q35	
	Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Martin Luther King Jr. High School: P. L. Julian		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16TH & BROADWAY **Directions:** N TO ILLINI, E TO PROPERTY

Remarks: LENDER OWNED HOME AT AN UNBELIEVABLY LOW PRICE! NOT A SHORT SALE! QUICK RESPONSE FROM SELLER! 16" NEUTRAL TILE IN KITCHEN, NEUTRAL TAN CARPET IN BEDROOMS, BAY WINDOW IN MASTER W/ WALK IN CLOSET. LINEN CLOSET IN HALL BATH. VAULTED CEILINGS WITH PLANT SHELVES, DESIGNER FRONT DOOR WITH STAINED GLASS FEATURE, SPLIT FLOORPLAN, GORGEOUS CURB APPEAL. RECREATIONAL PARK NEARBY. SOLD 'AS IS' and 'WHERE IS' WITH NO SELLER REPRESENTATIONS OR WARRANTIES EXPRESSED OR IMPLIED.

Kitchen	10	10	Living Room	21	12	Bedroom 3	11	11
Dining Room	11	11	Master Bedroom	14	14			
			Bedroom 2	13	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Parking: 2 Car Garage; Electric Door Opener Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Covered Patio(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Features: Fix-Up Needs Repair; Vaulted Ceiling(s)	Kitchen Features: Range/Oven; Microwave Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in FR Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: AN: 122-30-066 Lot Number: 615 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,192/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 138 / 138	List Price: \$ 79,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: R.O.I. Properties (roip01)

12753 W DAHLIA DR El Mirage, AZ 85335

Client Report (10)

\$79,900



4024911	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,495 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: DYSART & CACTUS PARCEL 5 Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Journey Homes Hun Block: 12700 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: CACTUS/EL MIRAGE **Directions:** El Mirage, west on Cactus, right on 127th Ave., left on Scott, left on Dahlia

Remarks: Beautiful 4 bed/2.5 bath home. This is a great home just waiting for your personal touch.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Dining in FR	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: DYSART & CACTUS PARCEL 5 AN: 509-09-645 Lot Number: 622 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,065/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 165 / 30	List Price: \$ 79,900	Special Listing Cond: Lender Owned Prop	

Listed by: Keller Williams Integrity First Realty (kwif01)

1333 W TONTO ST Phoenix, AZ 85007

Client Report (11)

\$79,900



4045737	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,408 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Irvine Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 200 S Map Code/Grid: Q34	
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Dunbar Jr. High School: Dunbar		High School Dist #: 210 - Phoenix Union District High School: Cesar Chavez	

Cross Streets: 15th Ave/Buckeye Rd **Directions:**

Remarks: This one is CASH ONLY!!! It has been severely vandalised on the interior and will need major rehab. The seller will not complete ANY repairs so only serious buyers capable of handling this type of property.

Kitchen	9	13	Living Room	18	18	Bedroom 3	12	12
Dining Room	12	13	Master Bedroom	12	12			
			Bedroom 2	12	13			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Features: Fix-Up Needs Repair	Kitchen Features: Other (See Remarks) Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only; Laundry in Garage Dining Area: Formal	Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRVINE ADD 17-18, 23-26 AN: 112-15-140 Lot Number: 17 Town-Range-Section: 1N-3E-7 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,100/2007 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 54	List Price: \$ 79,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Weichert Realtors Elite (areo01)

6845 W Crittenden LN Phoenix, AZ 85033

Client Report (12)

\$79,900

	4055633	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,730 / Year Built: 1995 Pool - Private: No Pool Spa: None EF: 32FRX2GS Lot Size: 12,501 - 15,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Raintree Gardens Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2011 N Map Code/Grid: P31	
	Ele Sch Dist: 083 - Cartwright Elementary District Elementary School: Cartwright Jr. High School: Cartwright		High School Dist #: 210 - Phoenix Union District High School: Trevor G. Brown	

Cross Streets: 67th Ave & Osborn **Directions:** W to 67th Drive, N to Crittenden and the property

Remarks: WOW check out this fabulous lender owned (NOT A SHORT SALE) property situated on a OVERSIZED premium lot. This home boasts 3bdrm/2baths, formals as well as a large family room and an eat in kitchen. Property could use some tlc, but what a bargain and NO HOA! Property was acquired in a foreclosure action, sold as-is. Please waive SPDS and CLUE reports. Thank you for showing, I look forward to working with you. Joe

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage; Slab RV Parking: RV Parking Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Features: Fix-Up Needs Repair; Skylight(s) Add'l Property Use: None Flooring: Other	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room; Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: RAINTREE GARDENS UNIT FIVE LOT 1-75 AN: 102-85-247 Lot Number: 74 Town-Range-Section: 2N-1E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,795/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6	List Price: \$ 79,900	Special Listing Cond: Lender Owned Prop

Listed by: IRS/International Realty Services, Inc. (irsi01)

12795 N TONYA ST El Mirage, AZ 85335

Client Report (13)

\$79,900



4058262	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 2,191 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: ARIZONA BRISAS Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB HOMES Hun Block: 11800 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: CACTUS & 119th AVE **Directions:** NORTH ON 119th AVE, EAST ON RANCHO DE MORENO, NORTH ON 'A' STREET, EAST ON ESTER, NORTH ON TONYA TO PROPERTY

Remarks: ABSOLUTE STEAL FOR THIS PRICE! HOUSE HAS LOTS OF STORAGE SPACE, GREAT FLOOR PLAN AND IN A HIGHLY DESIRED LOCATION. RIGHT NEAR IT ALL! LENDER OWNED PROPERTY. SOLD AS IS. SELLER TO PROVIDE ADDENDUMS UPON CONTRACT APPROVAL. SELLER MAKES NO GUARANTIES/WARRANTIES REGARDING THE PROPERTY. BUYER TO VERIFY ALL FACTS, FIGURES AND MEASUREMENTS. COPY OF LSR/PROOF OF FUNDS LETTER AND EARNEST MONEY CHECK LETTER TO ACCOMPANY EACH OFFER FOR CONSIDERATION. NO SPDS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Patio; Covered Patio(s) Features:	Kitchen Features: Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Loft	Const - Finish: Painted; Stucco Construction: Frame - Metal Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: ARIZONA BRISAS PHASE 1 AN: 501-36-493 Lot Number: 85 Town-Range-Section: 3N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,218/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association Fee Incl: No Fees		Fee: 0
HOA Telephone:			PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 198 / 1	List Price: \$ 79,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Merit Realty LLC (mrtr01)

1425 E SONRISAS ST Phoenix, AZ 85040

Client Report (14)

\$80,900



4001996	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,570 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 42.5RO1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ridgefield Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: K Hovnanian Homes Hun Block: 5100 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Jr. High School: Union		High School Dist #: 210 - Phoenix Union District High School: Union	

Cross Streets: 16th St & Roeser **Directions:** FROM E Buckeye Rd, Turn left at S 24th St, Turn right at E Roeser Rd, Turn right at S 14th St, Turn right at Sonrisas

Remarks: BEAUTIFUL 1500+ SF, 2-STORY HOME BUILT IN 2004 BY K HOVNANIAN HOMES. LENDER OWNED PROPERTY. SELLER MAKES NO GUARANTIES AND/OR WARRANTIES ON THE PROPERTY. LSR/PROOF OF FUNDS AND COPY OF EARNEST MONEY CHECK MADE OUT TO FIRST AMERICAN TITLE MUST ACCOMPANY EVERY OFFER TO BE CONSIDERED. PROPERTY IS SOLD ☐ AS IS ☐ CONDITION, SELLER TO PROVIDE ADDENDUMS UPON CONTRACT ACCEPTANCE.

Kitchen	12	8	Living Room	14	11	Bedroom 3	11	10
Dining Room	10	8	Master Bedroom	12	11	Bedroom 4	13	10
Family Room	13	10	Bedroom 2	11	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features:	Kitchen Features: Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Den/Office	Architecture: Territorial/Santa Fe Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; Security Sys Owned Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 113-54-055 Lot Number: 38 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 992/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 480-539-1396	HOA Fee/Paid: \$ 58/Monthly Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90	List Price: \$ 80,900	Special Listing Cond: Lender Owned Prop

Listed by: Merit Realty LLC (mrtr01)

4141 S 24TH ST Phoenix, AZ 85040

Client Report (15)

\$80,900

	4011435	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,553 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Peila Homes Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: TJ Development Hun Block: 2400 W Map Code/Grid: R35	
	Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Martin Luther King Jr. High School: P. L. Julian		High School Dist #: 066 - Roosevelt Elementary District High School: South Mountain	

Cross Streets: 24th St. and Broadway **Directions:** North on 24th St on right hand (East)side to home. SUPRA REALTOR LOCKBOX ON GARAGE

Remarks: Nice 3 bedroom, 2 bath with large backyard with block fencing. Open Kitchen with ceramic tile floors. Newer home with open floorplan.***BANK OWNED PROPERTY & is being SOLD AS-IS**NO SPDS are being provided by the seller**Allow 2 to 3 Business Days for response from the bank**All offers are subject to REQUIRED Bank Addendums**Must have the following documents at time of offer-Required LSR from bank or Proof of Funds (if Cash Offer),AS-Is Addendum,Agency,Copy of Earnest Money Check--Without these items we can Not submit to the bank.


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Childrens Play Area Features: Flooring: Carpet; Tile	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: PEILA HOMES LOTS 1-38, 80-102, 127-129 AN: 122-21-089 Lot Number: 8 Town-Range-Section: 1N-3E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,086/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	/	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 75 / 75	List Price: \$ 80,900	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Realty East Valley (kwev01)

	4038000	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,506 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 42RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: CAPITOL Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: RGM HOMES Hun Block: 200 S Map Code/Grid: Q33	
	Ele Sch Dist: 210 - Phoenix Union District Elementary School: Magnet Traditional Jr. High School: Acacia		High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community	

Cross Streets: 21ST AVE/VAN BUREN **Directions:** South on 21st Avenue to Madison-West to Property.


Remarks: Bank Owned Home featuring 4 bedrooms 2 Baths built in 2006. Spacious kitchen, Split floorplan. This Bank Owned Home is being SOLD AS-IS**NO SPDS are being provided by the seller**Allow a couple of business days for response from bank* All offers are subject to REQUIRED Bank Addendums**Must have the following documents at time of offer-Required LSR from bank or Proof of Funds (if Cash Offer),AS-Is Addendum,AGENCY,Copy of Earnest Money Check--Without these items we can Not submit to the bank. Please read Realtor Remarks for more required items.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Covered Patio(s) Features:	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Breakfast Room Other Rooms: Great Room	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CAPITOL BLK 43, 44, 35-38, 29, 30 AN: 109-48-091 Lot Number: 21 Town-Range-Section: 1N-2E-12 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,073.28/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33		List Price: \$ 84,900	Special Listing Cond: Lender Owned Prop
Listed by: Keller Williams Realty East Valley (kwev01)			

6249 W Southgate AVE Phoenix, AZ 85043

Client Report (17)

\$84,900

	4053070	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,610 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: Rio Del Rey Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Sivage Thomas Hun Block: 4050 S Map Code/Grid: R32
	Ele Sch Dist: 002 - Riverside Elementary District Elementary School: Riverside Jr. High School: Riverside			High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community
	Cross Streets: 63rd & Broadway Directions: N to Pueblo * E to 62nd Lane * N to Southgate - house on the corner lot			

Remarks: This property would be perfect for an investor. Close to downtown to enjoy the activities of sports, concerts and civic center activities. ***Bank Owned property & is being Sold in current condition ☐ AS-IS ☐. No repairs, warranties, disclosures (SPDS) or inspection reports provided by the Seller. The Buyer is responsible to verify & investigate the neighborhood, schools, measurements & any pertinent information regarding the premises. Proof of funds or a LSR must accompany all offers including the As-Is Addendum, Lead Base, Agency, HOA Addendum, Copy of Earnest Money Check--W/O these items we can NOT submit to bank). Required Bank Addendums will be part of the final contract. Allow up to 5 Business Days for bank response.

Kitchen	17	13	Master Bedroom	15	13	Bedroom 3	11	10
Family Room	24	17	Bedroom 2	11	10	Bedroom 4	11	10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot Exterior Features: Covered Patio(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Childrens Play Area Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Security Sys Owned Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: RIO DEL REY UNIT 1 AN: 104-57-089 Lot Number: 86 Town-Range-Section: 1N-2E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,226/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: /Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 12	List Price: \$ 84,900	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Realty East Valley (kwev01)

1452 E CHIPMAN RD Phoenix, AZ 85040

Client Report (18)

\$85,000



4024291	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,534 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5R1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: RIDGEFIELD Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: GREAT WESTERN Hun Block: 4875 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Rose Linda Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: BROADWAY & 16th St **Directions:** South to Roeser, west to 14th Way, north to Sonrisas, east to 15th Pl, North to Chipman. West to house on North side of Street.

Remarks: LENDER OWNED, REO - Your buyer will love the newer family home. Buyer to verify figures, measurements, schools, zip codes - EVERYTHING. This is a great buy, check the comps.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: RIDGEFIELD AN: 113-54-145 Lot Number: 128 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,028/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Brown Mgmt HOA Telephone: 480-539-1396	HOA Fee/Paid: \$ 71/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 55	List Price: \$ 85,000	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Cambridge Properties Inc. (camb01)

11817 W ALTADENA AVE El Mirage, AZ 85335

Client Report (19)

\$85,309



4023846	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,832 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 42RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Sundial Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Homes Hun Block: 11800 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & El Mirage **Directions:** Take Cactus East from El Mirage Road to N Main St. Go S on Nth Main to Altadena and the West to the home.


Remarks: Nice home with open spacious floor plan and large back yard. This home has four bedrooms, two baths and a good sized loft. The home will need some work but has lots of potential. Shopping and Restaurants are nearby.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Patio; Covered Patio(s); Yrd Wtring Sys Front Features: Fix-Up Needs Repair Add'l Property Use: None Flooring: Carpet	Kitchen Features: Pantry; Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Loft	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: SUNDIAL 4 UNIT 1 REPLAT AN: 501-45-176 Lot Number: 1610 Town-Range-Section: 3N-1W-24 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,117.18/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Sundial West VI HOA HOA Telephone:	HOA Fee/Paid: /Monthly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: 35	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Cap Imprvl/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 48		List Price: \$ 85,309	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop
Listed by: West USA Premier Properties (wupp01)			

11601 W WINDROSE AVE El Mirage, AZ 85335

Client Report (20)

\$85,500

	2993095	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,572 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: Arizona Brisas Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB Hun Block: 11600 W Map Code/Grid: L29
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart			High School Dist #: 089 - Dysart Unified District High School: Dysart

Cross Streets: Cactus & El Mirage **Directions:** From El Mirage, East on Cactus. North on Main. Follow as it curves around. East on Windrose to property.

Remarks: Check out the price!! Spacious 4 bedroom, 2 bath home with no HOA. Property is in relatively good condition but there is no kitchen whatsoever; no cabinets, appliances, countertops, sink, etc. Property is being sold in as is condition with no warranties expressed or implied. Please verify all material facts. Please write no SPDS or CLUE report on page 7 of the contract when submitting offers.

Kitchen	18	14	Living Room	20	19	Bedroom 3	10	10
Dining Room	11	10	Master Bedroom	15	14	Bedroom 4	10	10
			Bedroom 2	11	10			


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Patio Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: AN: 509-06-607 Lot Number: 36 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,092/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 163 / 163	List Price: \$ 85,500	Special Listing Cond: Lender Owned Prop

Listed by: On Time Real Estate (otre01)

	4026891	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,832 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 42FRO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Sundial 2 Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Hun Block: 11900 W Map Code/Grid: M29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: El Mirage and Cactus **Directions:** North on El Mirage, East on Moreno, North on Poppy, East on Flores, Home on South side of street.

Remarks: Lender owned Four bedroom split master floorplan with full downstairs bath, open kitchen & family room, upstairs laundry, large loft/bonus room, additional upstairs bedrooms for added privacy and a great location! Near community park and walking path, new dining, and new retail!

Kitchen	9	11	Living Room	15	18	Bedroom 3	10	10
			Master Bedroom	13	13	Bedroom 4	10	10
			Bedroom 2	10	10	Den/Other Room	15	19

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Yrd Wtring Sys Front Features: Complex Feature: Children's Playgrnd; Biking/Walking Path Flooring: Carpet; Laminat	Kitchen Features: Range/Oven; Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Loft	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: SUNDIAL UNIT 2 AN: 509-06-004 Lot Number: 457 Town-Range-Section: 3N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,267/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional; Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: City Property Manag. HOA Telephone: 602 437-4777	HOA Fee/Paid: \$ 54/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: 250	Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Rental OK (See Rmrks); FHA Approved Prjct; Prof Managed	Rec Center: N Rec Center Fee: 0 Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 50 / 50	List Price: \$ 85,900	
		Special Listing Cond: Lender Owned Prop

Listed by: West USA Premier Properties (wupp01)

2601 S 108TH DR Avondale, AZ 85323

Client Report (22)

\$86,685

	4058300	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,473 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 42FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Upland Park Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: Scott Homes Hun Block: 2600 N Map Code/Grid: P30	
	Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Canyon Breeze Jr. High School: Canyon Breeze		High School Dist #: 214 - Tolleson Union District High School: Westview	

Cross Streets: Lower Buckeye & 107th Avenue **Directions:** Take lower Buckeye West past 107th Ave. Next Right is 108th. Make a Right and then first Right onto Del Rio Ln, then Left onto Rio Vista Ln. Property is ninth house on the right.

Remarks: Property has been painted by previous renter and needs some TLC. This property is bank owned and has no SPDS or CLUE report. This property is 'as-is'

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features: Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services	County Code: Maricopa Legal Subdivision: SANCTUARY AT AVONDALE PARCELS 2 AND 4 AN: 101-54-722 Lot Number: 59 Town-Range-Section: 1N-1E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,346/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 31/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 1 / 4	List Price: \$ 86,685	Special Listing Cond: Lender Owned Prop	

Listed by: Century 21 Arizona Foothills (cere22)

1722 E Encinas LN Phoenix, AZ 85040

Client Report (23)

\$88,900



2961836	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,553 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Overall Place Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: TJ Development Inc. Hun Block: 4150 S Map Code/Grid: R35	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Martin Luther King Jr. High School: P. L. Julian		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16th Street and Broadway **Directions:** North on 16th Street to Encinas; East on Encinas to property.

Remarks: Bank owned. Should be okay for FHA. Here's a nice newer home in a South Phoenix infill neighborhood near to parks, schools, freeway. Vaulted ceilings in the family room, kitchen and master bedroom. Other features include plant shelves, ceiling fans, a skylight and 16in tile in the kitchen, utility room and bathrooms. This secure and solid home boasts 2x6 construction and a backyard enclosed by a block wall. OWNER NEVER LIVED IN PROPERTY AND PROPERTY IS BEING SOLD AS IS - PLEASE INCLUDE SPDS/CLUE WAIVER AND AS IS ADDENDUM WITH CONTRACT.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Yrd Wtring Sys Front Features: Skylight(s)	Kitchen Features: Dishwasher Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 122-30-129 Lot Number: 5 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,052/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 196 / 196	List Price: \$ 88,900	Special Listing Cond: Lender Owned Prop

Listed by: Prestige Realty (pstg01)

8204 W APACHE ST Phoenix, AZ 85043

Client Report (24)

\$88,900



2974753	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,480 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 422G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Millennium Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Millennium Estates Model: Builder Name: Brown Family Hun Block: 1900 S Map Code/Grid: Q31	
Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sun Canyon Jr. High School: Sun Canyon		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: Buckeye & 83rd Ave **Directions:** South on 83rd Ave, left on Durango, left on 82nd Ave, left on Apache.

Remarks: Repaired in 8/08 due to water leak to include: New carpet in family room and formal area. New kitchen flooring, bottom cabinet replacement and dry wall repairs. Lender owned 4 bedroom, 2 bathroom home on corner lot. Large family room and formal living or dining room in other large room. Master with full bath and huge walk-in closet. Fully landscaped front yard with charming porch entry. Private backyard (no 2 story homes around) has covered patio.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair; 9+ Flat Ceilings	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 104-32-066 Lot Number: 53 Town-Range-Section: 1N-1E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,589/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Spring Meadows HOA Telephone: 602-437-4777	HOA Fee/Paid: \$ 102/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 159 / 159 Off Market Date: 07/04/2008	List Price: \$ 88,900	Special Listing Cond: Lender Owned Prop

Listed by: Arizona Premier Realty Homes & Land (aprh01)

1201 S 107TH LN Avondale, AZ 85323

Client Report (25)

\$89,000



4006839	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,621 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Littleton Manor Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Woodrow Hun Block: 1200 S Map Code/Grid: Q30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Littleton		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 107th Avenue & Buckeye Road **Directions:** West on Buckeye to Jessie May Way. South to Joblanca Road, East to home at NW corner of Joblanca and 107th Lane.

Remarks: Fix Up Needed! No FHA buyers for this one - sorry! AC and appliances are missing. Home also needs carpet, paint, drywall repairs and at least one window replaced. Good news is this home is on a HUGE corner home site with a ton of potential. Home is sold as is. No repairs. No warranties. No guarantees. And no AC, so please don't ask.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: LITTLETON MANOR AN: 101-20-322 Lot Number: 22 Town-Range-Section: 1N-1E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,400/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 73 / 74	List Price: \$ 89,000	Special Listing Cond: Lender Owned Prop	

Listed by: Century 21 Northwest Realty (cere10)

2701 E CHIPMAN RD Phoenix, AZ 85040

Client Report (26)

\$89,000



4026408	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,570 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Ben-Jo Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 5000 S Map Code/Grid: R35	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Palmdale Jr. High School: None		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 24th St. & Broadway **Directions:** South on 24th to Chipman, East to S. E. corner of 27th St. & Chipman Rd.

Remarks: Lender owned property that is ready for a new interior. Bigger than average project for investor/contractor or motivated home buyer. Go by, take a look, and see if you are the one to make this house a home once again. Unless negotiated, owner's policy and escrow fee are buyer's responsibility. Contact listing agent for REO addendum prior to writing offer. AS-IS, no SPDS or CLUE available.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: BEN-JO ESTATES LOTS 137-158 AN: 122-55-030 Lot Number: 57 Town-Range-Section: 1N-3E-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,135/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 138 / 163	List Price: \$ 89,000	Special Listing Cond: Lender Owned Prop

Listed by: Prudential Arizona Properties (praz04)

10241 W PASADENA AVE Glendale, AZ 85307

Client Report (27)

\$89,500



4054213	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,508 / Year Built: 1995 Pool - Private: Fenced Pool; Diving Pool Spa: None EF: 42RP2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: CAMELBACK GREENS Tax Municipality: Glendale Marketing Name: Planned Cmty Name: Model: Builder Name: Unk Hun Block: 5100 N Map Code/Grid: N30	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Sonoran Sky Jr. High School: Sonoran Sky		High School Dist #: 214 - Tolleson Union District High School: Westview	

Cross Streets: CAMELBACK & 103 AVE **Directions:** Camelback West to 103rd Ave, go North to Pasadena, Right to property

Remarks: BANK OWNED - Priced to sell. 4 bedrooms, 2 bath, open floor plan, large yard with a fenced diving pool. Property is being sold AS-IS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Door Opener Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Flooring: Carpet; Tile	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Items Updated: Pool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 102-16-263 Lot Number: 222 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,652/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement; Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 47/Monthly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 8		List Price: \$ 89,500	Special Listing Cond: Lender Owned Prop

Listed by: Infinity Wealth Real Estate (tstn01)

11226 W LOCUST LN Avondale, AZ 85323

Client Report (28)

\$89,900



2997160	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,526 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 32.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Durango Park Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: Sunstone Hun Block: 2000 S Map Code/Grid: Q30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Littleton		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Avondale and Buckeye **Directions:** South of Avondale Blvd to Durango, East to 113th Dr, South to Overlin, East to 113th, South to home.

Remarks: REO Opportunity for your buyers and a bargain price to boot! Nice home in Durango Park, neutral decor, large master bedroom, upstairs laundry room, nice big front porch. Please annotate on your offer that home is sold as-is where is and that no SPDS or CLUE reports are available. Sorry, probably cannot do a real quick close due to volume of REO's at bank.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Laundry: Other (See Remarks) Dining Area: Dining in LR/GR	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 101-54-362 Lot Number: 550 Town-Range-Section: 1N-1E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,347/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: By Agreement; Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 62/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 157 / 158	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Magnum Opus Realty LLC (magn01)

12875 N Tonya ST El Mirage, AZ 85335

Client Report (29)

\$89,900



3009324	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 2,374 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 42.5FRDO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Arizona Brisas Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Kaufman & Broad Hun Block: 11800 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & El Mirage **Directions:** E. on Cactus, N. on 119th Ave., E. on Rancho De Moreno, N. on 'A' St., E. on Ester, N. on Tonya to property

Remarks: Fix up cash only. bank owned not a short sale. Formal living and dining room. Tile in entry, kitchen and baths. Large kitchen w/ island, breakfast bar, pantry, lots of counter space & cabinets with side area for family meals. Powder & laundry room off family room. Large loft . Three roomy bedrooms and bath towards front of house. Extra-large master w/ spacious walk-in closet. Bath has separate garden tub/shower and dual sinks.as is only will not go FHA

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Bonus/Game Room; Loft	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail Energy Features: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 501-36-485 Lot Number: 77 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,130/2006 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Self Managed	Rec Center: N Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 137 / 138	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Prudential Arizona Properties (praz04)

3714 W Chambers ST Phoenix, AZ 85041

Client Report (30)

\$89,900



3029076	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,445 / Year Built: 2007 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Independence Park Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 3700 W Map Code/Grid: R33	
Ele Sch Dist: 059 - Laveen Elementary District Elementary School: Maurice C. Cash Jr. High School: Maurice C. Cash		High School Dist #: 210 - Phoenix Union District High School: Cesar Chavez	

Cross Streets: Southern & 35th Avenue **Directions:** Southern to 35th Avenue, N on 35th to Chambers (no street sign on left), W to property

Remarks: Bank Owned property! Attn Investors! Handyman special! This property is a beautiful exterior shell that has had all appliances, kitchen cabinets, some bathroom fixtures and interior doors removed. **AS-IS** sale for this almost new home with tile flooring and carpeting intact and in good condition. No SPDS or CLUE report available. No warranties expressed or implied. Submit LSR or funds verification with all offers.

Kitchen	10	12	Living Room	14	16	Bedroom 3	10	10
			Master Bedroom	10	11			
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Territorial/Santa Fe Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Chain Link Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 105-74-047 Lot Number: 179 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 683/2007 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0
HOA Name:	Association Fee Incl: No Fees		PAD Fee: \$ 0
HOA Telephone:			


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 104 / 104	List Price: \$ 89,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Desert Pride Realty (dstp01)

1433 S 63rd DR Phoenix, AZ 85043

Client Report (31)

\$89,900

	3029228	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,532 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WESTRIDGE PARK 7 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: WESTRIDGE PARK 7 Model: Builder Name: PA Development Hun Block: 6300 W Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Fowler Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 67th Ave & Buckeye **Directions:** South on 67th to Pima, East to 63rd, South to property.

Remarks: Fantastic Bank Owned Foreclosure Steal! Seller just installed brand new carpet throughout the entire home! 4 bedroom/ 2 bath home situated in a wonderful SouthWest Valley neighborhood. Home is bargain priced for quick sale. Fix up, and will be very tough to qualify for standard FHA or VA financing in it s current condition. Convenient to Valley Freeways, schools and all the West Phoenix/ Westgate attractions. Information deemed reliable but Buyer to verify all material facts including schools. Wells Fargo employees, its affiliates or subsidiaries and their immediate family members not eligible to purchase. Move fast, at this price this one will not last long.

Kitchen	16	12	Living Room	19	13	Bedroom 3	11	11
Family Room	16	12	Master Bedroom	15	13	Bedroom 4	12	11
			Bedroom 2	11	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 104-28-129 Lot Number: 117 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,623/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Westridge Park HOA HOA Telephone: 480-513-6846	HOA Fee/Paid: \$ 20/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 104 / 104	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Northeast Realty (kwne01)

1413 S 121st DR Avondale, AZ 85323

Client Report (32)

\$89,900



3033900	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,534 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 32.5RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: CAMBRIDGE ESTATES Tax Municipality: Avondale Marketing Name: CAMBRIDGE ESTATES Planned Cmty Name: CAMBRIDGE ESTATES Model: Builder Name: TREND HOMES Hun Block: 12000 W Map Code/Grid: Q29	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Underdown		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: AVONDALE BLVD & BUCKEYE RD (MC 85) **Directions:** WEST to EL MIRAGE, SOUTH to PIMA, EAST to 122 LN, NORTH to FLANAGAN, EAST to 121DR, SOUTH to HOME

Remarks: ~~HUGE Price REDUCTION~~ BANK OWNED - NOT A Short Sale. GET ANSWERS FAST AND CLOSE THE DEAL! WONDERFUL 3bed+LOFT/2.5bath is perfect for the first time home buyer or investor and is at a great price! Tile thru out downstairs with upgraded carpet and padding upstairs. Spacious loft. Custom paint downstairs and in kids bedroom. Half bath located downstairs, dbl sink at masterbath and dbl closets in master. Laundry room upstairs. Nice curb appeal. BANK OWNED, SOLD 'AS IS' WITH NO WARRANTIES EXPRESSED OR IMPLIED. TITLE TO BE SELLER'S CHOICE. SELLER ADDENDUM WILL FOLLOW VERBAL ACCPETANCE. BUYER AND BUYER REP TO VERIFY ALL FACTS, FIGURES AND MEASUREMENTS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); Borders Common Area Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); 9+ Flat Ceilings Complex Feature: Community Pool	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Dining in FR Other Rooms: Loft	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 500-31-199 Lot Number: 192 Town-Range-Section: 1N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,183/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 124900 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: CITY PROPERTY MGT HOA Telephone: 602.437.4777	HOA Fee/Paid: \$ 50/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 96 / 97		List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop
Listed by: Welcome Home Realty (were01)			

14840 N 124TH LN El Mirage, AZ 85335

Client Report (33)

\$89,900



4032048	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,534 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Rancho El Mirage Tax Municipality: El Mirage Marketing Name: Lender owned opportunity Planned Cmty Name: Model: Sedona Builder Name: D.R. Horton Hun Block: 14000 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: T-Bird & Dysart **Directions:** North to Acoma, east to 124th Ln. west to property.

Remarks: Lender owned opportunity for your smart buyer. Four bedroom with two baths and a huge back yard. Plenty of room for the whole family. Seller has never occupied so no SPDS or clue report. House being sold as is. Buyer to verify all facts and measurements. Thanks for looking.

Kitchen	18	9	Living Room	20	14	Bedroom 3	11	10
			Master Bedroom	13	12	Bedroom 4	10	10
			Bedroom 2	11	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Exterior Features: Yrd Wtring Sys Front Features: Vaulted Ceiling(s) Flooring: Carpet	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: RANCHO EL MIRAGE PARCEL G AN: 509-13-262 Lot Number: 1423 Town-Range-Section: 3N-1W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,163.16/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None; Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 60/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 295 / 42	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Re/Max Renaissance Realty (rmrr01)

2531 S 114TH LN Avondale, AZ 85323

Client Report (34)

\$89,900



4046424	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,447 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32FRH2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Durango Park Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2012 S Map Code/Grid: Q30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: None		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Lower Buckeye & Avondale BLVD **Directions:** TAKE LOWER BUCKEY E TO AVONDALE, TURN N ON TO AVONDALE, R ONTO W WHYMAN AVE, IMMEDIATE R ONTO 114TH LANE

Remarks: LENDER OWNED PROPERTY. SOLD AS IS, SELLER TO PROVIDE ADDENDUMS UPON CONTRACT APPROVAL. SELLER MAKES NO GUARANTIES/WARRANTIES REGARDING THE PROPERTY. BUYER TO VERIFY ALL FACTS, FIGURES AND MEASUREMENTS. COPY OF LSR/PROOF OF FUNDS LETTER AND EARNEST MONEY CHECK LETTER TO ACCOMPANY EACH OFFER FOR CONSIDERATION. NO SPDS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Horses: Other (See Remarks) Fireplace: No Fireplace Exterior Features: Patio Features: Add'l Property Use: NoneFlooring: Carpet; Tile	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: Concrete Fencing: None Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: DURANGO PARK AN: 101-54-627 Lot Number: 815 Town-Range-Section: 1N-1E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,296/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Durango Park HOA HOA Telephone:	HOA Fee/Paid: \$ 42/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 24 / 24		List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop
Listed by: Merit Realty LLC (mrtr01)			

1513 E CHIPMAN RD Phoenix, AZ 85040

Client Report (35)

\$89,900



4046888	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,580 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5RD1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ridgefield Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 5000 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Rose Linda Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16th St. & Southern Ave. **Directions:** South to Roeser, West to 14thWay, North into community, then East & North to Chipman. Corner Lot.

Remarks: **Best Value on this Sharp Lender Owned Beauty**Excellent for 1st time buyers or families! Low maintenance, 4 bdrms, 2.5 baths in quiet community. Beautiful wood laminate flooring in living room, Ceramic tile in kitchen, family and dining areas. Open kitchen w/ island and breakfast bar. Fresh, decorator interior paint. Minutes to downtown Phoenix, Airport, I10, Shopping, Restaurants & more! A little TLC makes this house a home!**Sold 'AS IS'.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Exterior Features: Patio Features: 9+ Flat Ceilings	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Inside Laundry Dining Area: Formal; Breakfast Bar Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 113-54-136 Lot Number: 119 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,047.04/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None; Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Ridgefield HOA Telephone: 480-539-1396	HOA Fee/Paid: \$ 78/Monthly Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: FHA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 150 / 156	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Pivotal Properties (xprs01)

12409 W SHARON DR EI Mirage, AZ 85335

Client Report (36)

\$89,900



4047222	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,776 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 32.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Parque Verde Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 13500 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: El Mirage & Thunderbird Rd. **Directions:** West on Thunderbird to 124th Ave, South to Sharon.

Remarks: Investors Special Fix-Up Property!! Lender owned-Not a short sale! The property is sold in 'AS IS' Condition. No SPDS or Clue Report given by seller-Pls acknowledge this on pg. 7 of contract. Only offers with LSR or Bank Statement will be submitted. Seller will use 1st American Title Co. Features Room Details Construction & Utilities County, Tax and Financing


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Covered Patio(s) Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrrn; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrrn Upstairs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: PARQUE VERDE UNIT 4 AN: 509-08-275 Lot Number: 619 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,134.36/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 53 / 53	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: West USA Premier Properties (wupp01)

	4051793	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,567 / Year Built: 1995 Pool - Private: No Pool Spa: None EF: 42RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: KAUFMAN AND BROAD AT THE VINEYARDS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: KB Homes Hun Block: 4200 N Map Code/Grid: P30
	Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Villa de Paz Jr. High School: Villa De Paz			High School Dist #: 214 - Tolleson Union District High School: Westview

Cross Streets: 99th Ave & Indian School **Directions:** West on Indian School Road to 100 Ave. North(R) to Monterosa, East(R) to property, Home on the Left.

Remarks: Back on the Market, buyer backed out at last minute. The repairs the last buyer asked for were done, so it is ready for a new owner. Perfect Investor or Starter Home. Miles of tile in the spacious greatroom. Formal dining area & eat-in kitchen. Kitchen with gas stove. Extended covered patio with grassy backyard. Extra concrete pad & sidewalk. Large newer storage shed. Impressive entry with Tile, security door. Extras include fans. Master has private bath with double sinks. Awesome location... close to I-10, Loop 101 & stadium.

Kitchen	12	10	Living Room	28	20	Bedroom 3	10	10
Dining Room	12	9	Master Bedroom	14	12	Bedroom 4	10	10
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Attch'd Gar Cabinets: Horses: N Fireplace: No Fireplace Property Description: North/South Exposure: Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); No Interior Steps Complex Feature: Community Pool	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in LR/GR Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 102-82-866 Lot Number: 98 Town-Range-Section: 2N-1E-20 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,668/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: ASA Property Mangmen HOA Telephone: 623-691-0567	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 102 / 105	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Integrity West Real Estate (iwre01)

1508 E CHIPMAN RD Phoenix, AZ 85040

Client Report (38)

\$89,900



4052021	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,580 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5D2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ridgfield Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: K Hovnanian Hun Block: 5000 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Rose Linda Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16th St and Southern **Directions:** South on 16th St, West on Roeser, North on 14th Way into community, East on Sonrisas St, North on 15th Pl, East on Chipman to home.

Remarks: Bargain price on this nice home minutes to downtown Phoenix, I10 freeway, shopping entertainment and more! Nice quiet neighborhood with parks. Home needs some repairs but is priced to sell fast! ***ALSO, SELLER IS OFFERING \$2500 PAINT AND CARPET ALLOWANCE!*** All information deemed reliable but not guaranteed, buyer to verify all information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Features: Fix-Up Needs Repair Complex Feature: Children's Playgrnd	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: RIDGEFIELD AN: 113-54-147 Lot Number: 130 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,037/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 78/Monthly Association Fee Incl: Front Yard Maint; Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 15	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Avalar Real Estate (denm02)

2246 S 63RD DR Phoenix, AZ 85043

Client Report (39)

\$89,900

	4054280	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,440 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: PARK AT TERRALEA Tax Municipality: Maricopa Marketing Name: Planned Cmty Name: Model: Builder Name: beazer Hun Block: 2200 S Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Fowler Jr. High School: Fowler		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 67TH & LOWER BUCKEYE **Directions:** e. on lower buckeye to 63rd, n. on 63rd ave. to waltkins, w. on waltkins to 63rd dr., north to property

Remarks: perfect 1st time buyer or investor.... cul de sac makes this home very peaceful and private... dont miss another great lender owned deal...BUYERS TO BE PRE-APPROVED BY A LENDER ACCEPTABLE TO SELLER. PLEASE CALL (888)731-9566 FOR APPROVAL.BUYER IS UNDER CONTRACT NO OBLIGATION TO USE THIS LENDER.SELLER WILL NOT ACCEPT AN OFFER WITHOUT PRE-APPROVAL.


Kitchen	11	11	Living Room	17	19	Bedroom 3	10	11
Dining Room	10	12	Master Bedroom	14	18	Den/Other Room	10	11
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Features: Skylight(s)	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshtr/Dry HookUp Only Dining Area: Breakfast Bar Other Rooms: Great Room	Architecture: Other (See Remarks) Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: PARK AT TERRALEA AN: 104-37-168 Lot Number: 166 Town-Range-Section: 1N-2E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,070/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	Association Fee Incl: Other (See Remarks)	Assoc Rules/Info: Self Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 36		List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: Powerhouse Realty (padr01)

	4057273	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2.5 SF: 2,178 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: RANCHO EL MIRAGE PARCEL 1 Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: RANCHO EL MIRAGE PARCEL 1 Model: Builder Name: DIETZ CRANE HOMES Hun Block: 14100 N Map Code/Grid: L29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: GRAND & ACOMA **Directions:** W on Grand Ave/Us 60 N Primrose st, Rt on Grand Ave Left on W Acoma Dr. Left on W. Via Camille.

Remarks: Look at this Newly acquired HomeSteps property priced to Sell. Large backyard, plenty of room to grow, with a HUGE Loft. Check out the buyer's \$400.00 closing cost, Rules apply, coupon must be submitted with all offers. Sold AS IS addendum & LSR Must be submitted with offer. Please allow 3-5 days for seller's response.

Master Bedroom	0	0	Bedroom 3	0	0
Bedroom 2	0	0	Bedroom 4	0	0


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair Add'l Property Use: None Flooring: Carpet; Linoleum	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Loft	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: RANCHO EL MIRAGE PARCEL 1 AN: 509-13-090 Lot Number: 1263 Town-Range-Section: 3N-1W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,293/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rossmar & Graham HOA Telephone: (480) 551-4300	HOA Fee/Paid: \$ 68.72/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: 0	Assoc Rules/Info: Prof Managed	Rec Center: N Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 6	List Price: \$ 89,900	Special Listing Cond: Lender Owned Prop

Listed by: RE/MAX New Heights Realty (rmnh01)

	4006170	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,492 / Year Built: 1996 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Amber Palms Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 1800 N Map Code/Grid: P31	
	Ele Sch Dist: 017 - Tolleson Elementary District Elementary School: Desert Oasis Jr. High School: Desert Oasis		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: McDowell & 91st Ave **Directions:** North from McDowell on 91st Ave, Easton Monte Vista Rd., South on 90th Lane to house.

Remarks: BANK OWNED PROPERTY!!!! Great investment opportunity!! 3% of sales price, Buyers Closing Costs Credit!! Needs some work but has tons of potential!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Exterior Features: Covered Patio(s) Features:	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AMBER PALMS AMD: AN: 102-87-981 Lot Number: 141 Town-Range-Section: 2N-1E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,376/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None; Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 188 / 62	List Price: \$ 90,024	Special Listing Cond: Lender Owned Prop	

Listed by: Choice Real Estate Group (chre01)

1404 E BLOCH RD Phoenix, AZ 85040

Client Report (42)

\$90,900



4009309	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,580 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 42.5R1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: RIDGEFIELD Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: K HOVNANIAN Hun Block: 4950 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Rose Linda Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: SOUTHERN & 16TH ST **Directions:** N TO ROESER, LEFT(W) TO 14TH ST, RIGHT(N) TO ROMLEY, RIGHT(E) TO 14TH WAY, LEFT(N) TO BLOCH, LEFT (W) TO HOME

Remarks: Fantastic home. It can use your TLC. come see it today. Buyer to verify all information for accuracy and completeness.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Fix-Up Needs Repair	Kitchen Features: Kitchen Island Master Bathroom: Full Bth Master Bdrm Laundry: Wshtr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: RIDGEFIELD AN: 113-54-103 Lot Number: 86 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,039/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Ridgefield-Verify HOA Telephone: 602-539-1396	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 1.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 78 / 83	List Price: \$ 90,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop	

Listed by: Realty USA Southwest (usas01)

11506 W BLOOMFIELD RD EI Mirage, AZ 85335

Client Report (43)

\$91,900



4009615	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 2,180 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Arizona Brisas Tax Municipality: EI Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB Homes Hun Block: 1250 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: EI Mirage Jr. High School: Dysart		High School Dist #: 097 - Deer Valley Unified District High School: Dysart	

Cross Streets: EI Mirage & Cactus **Directions:** East on Cactus, N On Main St, East on Charter Oak ST, N on 117th Ave, E on Bloomfield to property. PLEASE CALL LISTING AGENT PRIOR TO SHOWING.

Remarks: Over 2100 sq ft for 106,900.00 What a great buy for a person just starting out. Kitchen is open to living area with an island. Large loft up stairs. Good size Master Bedroom, Walk-in closet and two other bedrooms. Please see Realtor Remarks for additional information. Please contact Agent prior to writing contract.

Kitchen	17	11	Living Room	16	23	Bedroom 3	10	17
Dining Room	7	7	Master Bedroom	15	22	Den/Other Room	16	23
			Bedroom 2	10	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Fix-Up Needs Repair Flooring: Carpet; Vinyl	Kitchen Features: Disposal; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Loft	Architecture: Spanish Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: ARIZONA BRISAS PHASE 3 AN: 509-06-813 Lot Number: 242 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,234.5/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0
HOA Name:	Association Fee Incl: No Fees		PAD Fee: \$ 0
HOA Telephone:			


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 54	List Price: \$ 91,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Prudential American Associates Real Estate (praa03)

9127 W ELWOOD ST Tolleson, AZ 85353

Client Report (44)

\$92,000

	4056916	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,765 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: TIVOLI Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: Palacia Homes Hun Block: 9100 W Map Code/Grid: Q30	
	Ele Sch Dist: 062 - Union Elementary District Elementary School: Union Jr. High School: Union		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 91st Avenue and Lower Buckeye Road **Directions:** Souht on 91st Avenue to Illini, West on Illini to 91st Lane, North on 91st Lane to Elwood, West on Elwood to home

Remarks: Nice 4 bedrooms, 2 bathrooms home on a corner lot, eat-in kitchen has lots of oak cabinets and kitchen island, master bedroom has vaulted ceilings and bay window, Master bathroom has separate shower and tub and double sinks, tile in all the right places, living room has vaulted ceilings, close to schools, shopping and dining. No SPDS or CLUE, Buyer to waive in offer. Buyer to verify information important to them. Seller to choose title company. Please allow 5 business days for response. SELLER REQUIRES ATTACHED ADDENDUM TO BE INCLUDED WITH ALL OFFERS, ALL ITEMS ON THIS ADDENDUM MUST BE INCLUDED WITH YOUR OFFER TO ENSURE A SMOOTH TRANSACTION! Please call Co-Lister with questions. THANKS!

Kitchen	17	10	Living Room	18	11	Bedroom 3	12	10
			Master Bedroom	16	14	Bedroom 4	10	10
			Bedroom 2	14	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Flooring: Carpet; Tile	Kitchen Features: Dishwasher; Microwave Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: TIVOLI AN: 101-29-023 Lot Number: 15 Town-Range-Section: 01N-01E-21 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,785/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Tivoli HOA-R & R PM HOA Telephone: 602-954-9252	HOA Fee/Paid: \$ 7300/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 6	List Price: \$ 92,000	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Realty Prof. Partners (kwpr02)

11580 W HUBBELL ST Avondale, AZ 85392

Client Report (45)

\$92,900



4026145	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,514 / Year Built: 1998 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: PALM GARDENS Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: LENDER OWNED Builder Name: DIETZ-CRANE Hun Block: 1600 N Map Code/Grid: P29	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Pendergast Jr. High School: Pendergast		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: McDOWELL & 115th AVE. **Directions:** NORTH ON 115TH AVE TO W. PALM LANE, GO WEST TO N. 116TH AVE, GO NORTH TO HUBBELL ST, THE RIGHT (EAST) TO PROPERTY.

Remarks: LENDER OWNED. SELLER CANNOT MAKE ANY REPAIRS, WARRANTIES OR DISCLOSURES. BUYER TO VERIFY ALL FACTS AND FIGURES. OPEN FLOORPLAN WITH VAULTED CEILINGS LARGE MASTER WITH SITTING AREA, HIS AND HERS CLOSETS. NICE COVERED PATIO.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Features: Vaulted Ceiling(s)	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in FR Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: PALM GARDENS AN: 501-74-311 Lot Number: 110 Town-Range-Section: 2N-1W-36 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,628/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None; Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 0/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 50 / 52	List Price: \$ 92,900	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Northeast Realty (kwne01)

1841 W LYDIA LN Phoenix, AZ 85041

Client Report (46)

\$92,900

	4048028	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,675 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 3202G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: VINEYARD PARK Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 6500 S Map Code/Grid: R34
	Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Jr. High School: Roosevelt			High School Dist #: 210 - Phoenix Union District High School: Cesar Chavez

Cross Streets: 19th & Southern **Directions:** South on 19th Ave, East on Lydia, home on corner**Remarks:** Great split bedroom floorplan with Great Room in Center. Wonderful pool size lost with a extra large gate. Home needs repair and would be good for someone looking for sweet equity. Needs AC, plumbing, paint, carpet and appliances. Being sold AS-IS

Kitchen	10	9	Living Room	17	14	Bedroom 3	10	10
			Master Bedroom	16	15	Den/Other Room	10	10
			Bedroom 2	11	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Desert Front; North/South Exposure Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room; Den/Office	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 105-84-420 Lot Number: 104 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,541.12/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: VISION MANAGEMENT HOA Telephone: 480-759-4945	HOA Fee/Paid: \$ 34/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 150 / 161	List Price: \$ 92,900	Special Listing Cond: Lender Owned Prop

Listed by: Sharp Homes Realty Inc (shrp01)

8502 W MINNEZONA AVE Phoenix, AZ 85037

Client Report (47)

\$93,000

	3024520	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,690 / Year Built: 1996 Pool - Private: No Pool Spa: None EF: 32FD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: HORIZONS ON CAMELBACK Tax Municipality: Phoenix Marketing Name: HORIZONS Planned Cmty Name: HORIZONS Model: LENDER OWNED Builder Name: BEAZER HOMES Hun Block: 4550 N Map Code/Grid: P31	
	Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: WESTWIND Jr. High School: Westwind		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 87TH AV & CAMELBACK **Directions:** SOUTH ON 87TH AVE TO MINNEZONA, EAST TO SUBJECT.

Remarks: *****PRICED FOR IMMEDIATE SALE*****LENDER OWNED PROPERTY*****GOOD OVERALL CONDITION, NEIGHBORHOOD PARK, GOOD PROXIMITY TO FREEWAYS & OTHER CONVENIENCES!!! SUBMIT ALL OFFERS NOW FOR SELLERS REVIEW & OK. SALE IS AS-IS WHERE-IS WITH NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED WHATSOEVER BY SELLER. NO SPDS OR CLUE REPORT AVAILABLE.

Kitchen	18	11	Living Room	20	15	Bedroom 3	11	10
Family Room	15	12	Master Bedroom	15	13			
			Bedroom 2	14	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage; Separate Strge Area Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Covered Patio(s) Features: Skylight(s); Vaulted Ceiling(s)	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR Other Rooms: Family Room; Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile Fencing: Block Cooling: Other (See Remarks) Heating: Other (See Remarks) Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy Features: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 102-81-632 Lot Number: 349 Town-Range-Section: 2N-1E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,639/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: CUELLAR MGMT HOA Telephone: 602-277-7070	HOA Fee/Paid: \$ 45/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 221 / 101	List Price: \$ 93,000	
		Special Listing Cond: Lender Owned Prop

Listed by: Realty Executives (reax57)

4514 N 84TH AVE Phoenix, AZ 85037

Client Report (48)

\$94,500

	4058516	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,462 / Year Built: 1996 Pool - Private: No Pool Spa: None EF: 42FRN2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: HORIZONS ON CAMELBACK UNI Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: BEAZER Hun Block: 8400 W Map Code/Grid: P31	
	Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: West Wind Jr. High School: Westwind		High School Dist #: 214 - Tolleson Union District High School: Westview	

Cross Streets: 83RD AVE AND CAMELBACK **Directions:** SOUTH ON 83RD AVE TO MINNEZONA, WET TO 84TH AVE, SOUTH TO PROPERTY**Remarks:** THIS IS BANK OWNED AND READY TO CLOSE. NOT A SHORTSALE. SHOW AND SELL. THIS HAS 4 BEDROOM AND 2 FULL BATHS. THE LOT SITS ON GREENBELT AREA SO NO NEIGHBORS BEHIND

Kitchen	16	12	Living Room	14	12	Bedroom 3	10	10
Dining Room	11	10	Master Bedroom	14	11	Bedroom 4	10	10
Family Room	14	12	Bedroom 2	11	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Door Opener Horses: N Fireplace: No Fireplace Property Description: Desert Front; Borders Common Area Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Flooring: Carpet; Vinyl	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Laundry in Garage Dining Area: Dining in FR Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: HORIZONS ON CAMELBACK UNIT 3 AN: 102-74-586 Lot Number: 426 Town-Range-Section: 2N-1E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,645/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LIESURE LIFE HOA HOA Telephone: 623-412-1678	HOA Fee/Paid: \$ 51/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: 450	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1	List Price: \$ 94,500	Special Listing Cond: Lender Owned Prop

Listed by: Brand 1 Realty (cere77)

1225 N 158TH LN Goodyear, AZ 85338

Client Report (49)

\$94,900

	2964399	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,450 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: CANYON TRAILS Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: DR HORTON - CONT'L Hun Block: 15800 W Map Code/Grid: Q27	
	Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Thunder Jr. High School: Desert Thunder		High School Dist #: 216 - Agua Fria Union District High School: Desert Edge	

Cross Streets: I-10/ESTRELLA PKWY, S2 ROOSEVELT, **Directions:** W2 158TH LN, N2 LATHAM, W2 159TH AV, N2 MORELAND, E2 158TH LN, N2 PROP

Remarks: DO NOT MISS THIS OPPORTUNITY!!! HOME IN A VERY DESIRABLE LOCATION!!! CLOSE TO FREEWAYS, SHOPPING, & FUTURE ESTRELLA FALLS MALL!! HOME FEATURES SPLIT MASTER, VAULTED CEILINGS IN EVERY ROOM, PREWIRES FOR CEILING FANS, LOCATED IN A CUL-DE-SAC STREET, ONLY SECONDS AWAY FROM GREENBELT!!! BACKYARD IS WAITING FOR YOUR PERSONAL TOUCH!!! Seller will provide the AS IS addendum as a counter offer upon receiving a purchase contract. Seller to pick title company. Please write in no SPDS or CLUE Report. 8/26/08 reduced another \$10,000. Hurry on this one!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Door Opener Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s); Yrd Wtrng Sys Front Features: Skylight(s)	Kitchen Features: Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: HighSpd Intrnt Aval Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 500-91-713 Lot Number: 5 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,336/2007 Ownership: Fee Simple New Financing: FHA Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: ASSOC ASSET MGMT HOA Telephone: 602 957 9191	HOA Fee/Paid: \$ 129/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 209 / 210		List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop
Listed by: Realty Executives (reax16)			

10054 W WILLIAMS ST Tolleson, AZ 85353

Client Report (50)

\$94,900



3017636	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,570 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 42.5R1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: PALISADES AT COUNTRY PLACE Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: K HOVNANIAN HOMES Hun Block: 3000 S Map Code/Grid: R30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Country Place		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: LOWER BUCKEYE & 100TH **Directions:** DR SOUTH TO WINSLOW, EAST TO 100TH AVE, SOUTH TO WILLIAMS WEST

Remarks: ACCESSIBLE TO ALL THE SHOPPING, SCHOOLS AND LOCAL BUSINESSES OF THE TOLLESON AREA. STEPS TO NEIGHBORHOOD PARK TO. DELIGHTFUL FLOOR PLAN. FAMILY ROOM, LOFT, UPSTAIRS LAUNDRY. BEAUTIFUL BRICK PATIO. PROPERTY FACES OVERSIZED LOT AND MOUNTAIN VIEWS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Dining in FR; Breakfast Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 101-25-599 Lot Number: 16 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,385/2007 Ownership: Fee Simple New Financing: Cash; CTL Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: COUNTRY PLACE HOA Telephone:	HOA Fee/Paid: \$ 88/Monthly Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 289 / 125	List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop	

Listed by: Realty World Superstars (rwss01)

6625 W JOHNSON ST Phoenix, AZ 85043

Client Report (51)

\$94,900

	3024021	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2.5 SF: 1,532 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 32.5R1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: northglen Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: k hov Hun Block: 6600 W Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sunridge Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: 67th Ave & Fowler/W. Van Buren **Directions:** 67th N to Fillmore St, East to 66Dr, West on Johnson to home on South side of street.

Remarks: great starter,great price. alittle tlc goes along way.newer 3 bedroom 2.5 bath. lender owned, no spds or clue. allow 1-3 days for response.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Breakfast Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer in & Cnctd Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 103-24-255 Lot Number: 44 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,281/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 49/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: NoVsble TrkTrlrRvBt	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 112 / 112	List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop

Listed by: West USA Realty (wusa05)

12734 W ASH ST El Mirage, AZ 85335

Client Report (52)

\$94,900



4003011	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,480 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: DAVE BROWN AT DYSART Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: DAVE BROWN Hun Block: 12700 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: EL MIRAGE AND THUNDERBIRD **Directions:** * THUNDERBIRD WEST TO 129TH AVE * SOUTH TO ASH * EAST TO PROPERTY *

Remarks: Great starter home or rental! Needs some minor touch-up and TLC, but make an offer and let's get this sold! Seller has never occupied property and has no history on the property. Property is AS-IS and SELLER WILL MAKE NO REPAIRS. I can best be reached by email or text for immediate response for LB codes and questions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace; Other (See Remarks) Features:	Kitchen Features: Dishwasher; Disposal Master Bathroom: Other (See Remarks) Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: DAVE BROWN AT DYSART AND THUNDERBIRD AN: 501-37-337 Lot Number: 169 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 89 / 90	List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop

Listed by: Platinum USA Real Estate (plnm01)



4017354	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,534 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 42.5FR1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ridgefield Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: K Hovnanian Hun Block: 5050 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Rose Linda Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16th Street & Southern **Directions:** 16th St north to Roeser, west to 14th Way, north to Sonrisas, west to the home.

Remarks: This property is now under auction terms. From Oct. 17th thru Dec. 5th all offers/bids must be submitted thru the auction company's website. Auction date is December 13th. More information to come. Call listing agent for details.

Kitchen	11	8	Living Room	13	10	Bedroom 3	11	10
Dining Room	10	8	Master Bedroom	12	11	Bedroom 4	11	10
Family Room	14	12	Bedroom 2	13	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Vaulted Ceiling(s)	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Other (See Remarks) Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: RIDGEFIELD AN: 113-54-167 Lot Number: 150 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,040/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Brown Community Mgt HOA Telephone: 480-539-1396	HOA Fee/Paid: \$ 78.1/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 65 / 68	List Price: \$ 94,900	Special Listing Cond: Auction; Lender Owned Prop

Listed by: Arizona Residential Realty (ceac01)

12780 N B ST El Mirage, AZ 85335

Client Report (54)

\$94,900

	4020968	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,756 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 42FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: ARIZONA BRISAS Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB Hun Block: 12700 N Map Code/Grid: L29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Remarks: SPACIOUS 4 BEDROOMS WITH A LARGE SPLIT MASTER BEDROOM & NO HOA. SOME MINOR TLC WILL MAKE THIS ONE OF THE BEST VALUES IN THE NEIGHBORHOOD. PATIO IS PARTIALLY FINISHED. YES, THERE IS A SUPRA BOX. THERE WILL BE NO SPDS OR CLUE REPORT SINCE IT'S BANK OWNED. TPT

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features: No Interior Steps Flooring: Carpet; Linoleum	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room; Great Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: ARIZONA BRISAS PHASE 1 AN: 501-36-508 Lot Number: 100 Town-Range-Section: 3N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,090/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 60 / 61	List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop

Listed by: Re/Max Renaissance Realty (rmrr01)

2431 E CHIPMAN RD Phoenix, AZ 85040

Client Report (55)

\$94,900

	4029557	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,453 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Ben-Jo Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 4900 S Map Code/Grid: R35	
	Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Palmdale Jr. High School: P. L. Julian		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: Broadway & 24th St **Directions:** 24th St south to Chipman, east to the home.**Remarks:** A Lender owned home, foreclosure is complete, NOT a short sale. This home shows well, needs a little care. Aggressively priced and sold as-is. Special Seller financing available, call for details! SLR with offer if a loan is needed or proof of funds is cash.

Kitchen	20	10	Living Room	20	18	Bedroom 3	10	10
			Master Bedroom	13	12			
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven Master Bathroom: Full Bth Master Bdrn Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: BEN-JO ESTATES LOTS 137-158 AN: 122-54-034 Lot Number: 46 Town-Range-Section: 1N-3E-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,114/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0
HOA Name:	Association Fee Incl: No Fees		PAD Fee: \$ 0
HOA Telephone:			

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 46 / 47	List Price: \$ 94,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Arizona Residential Realty (ceac01)

10020 W WILLIAMS ST Tolleson, AZ 85353

Client Report (56)

\$94,900



4042816	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,596 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 42.5RO1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Palisades at Country Place Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: K Hovnanian Hun Block: 3000 S Map Code/Grid: R30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Country Place		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Lower Buckeye & 100th Drive **Directions:** South to Winslow, East to 100th Ave, South to Williams St., West to the property.

Remarks: Not your average Bank owned property. Wonderful curb appeal. Located on a quiet street only 2 houses from a park that offers great amenities. In addition, this home is open and spacious, designed with a growing family in mind. Gently lived in, ready for immediate occupancy and priced to sell now, this is a must see!! Sold AS-IS. The seller will make no repairs. No SPDS or CLUE report. Buyer to verify all pertinent information during the inspection period. Seller is offering a FREE credit report and appraisal if buyers use Countrywide for their financing needs. Thanks for showing!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Complex Feature: Children's Playgrnd Flooring: Carpet; Linoleum	Kitchen Features: Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Loft	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: PALISADES AT COUNTRY PLACE AN: 101-25-603 Lot Number: 20 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,312/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Assoc. Asset Mngmnt. HOA Telephone: 602-957-9191	HOA Fee/Paid: \$ 38/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 26 / 28		List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop
Listed by: Weichert Realtors Elite (areo01)			

9218 W SERRANO ST Phoenix, AZ 85037

Client Report (57)

\$94,900



4043432	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,528 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Silverthorn Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unk Hun Block: 4375 N Map Code/Grid: P30	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Pendergast Jr. High School: Pendergast		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Indian School RD and 91st AVE **Directions:** N on 91st AVE, then W on McKenzie, then N on 92nd LN to Serrano.

Remarks: LENDER OWNED! NOT A SHORT SALE! QUICK RESPONSE FROM SELLER! This cute home has lots of potential. Needs some TLC. Bring your investors/buyers! Close to community park, 101 loop and shopping. Sold 'as is' and 'where is' with no seller representations or warranties expressed or implied.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrrn; Separate Shwr & Tub Additional Bedroom: Master Bdrrn Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 102-18-459 Lot Number: 33 Town-Range-Section: 21-2N-1E Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,745/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 130/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 25 / 25	List Price: \$ 94,900	Special Listing Cond: Lndr/Corp Aprvl Req'd; Lender Owned Prop	

Listed by: R.O.I. Properties (roip01)

8938 W CAMBRIDGE AVE Phoenix, AZ 85037

Client Report (58)

\$94,900



4047938	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,624 / Year Built: 1996 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WESTRIDGE SHADOWS Tax Municipality: Maricopa Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 2000 N Map Code/Grid: P31	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Pendergast Jr. High School: Pendergast		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 91ST AV & THOMAS RD **Directions:** SOUTH ON 91ST AV, FROM THOMAS TO VIRGINIA, EAST TO 90TH LANE, TO CAMBRIDGE EAST TO PROPERTY ON YOUR LEFT.


Remarks: A Homesteps acquired property, shows excellent, CLEAN! all appliances include range, hood, dishwasher & refrigerator. Perfect starter home! ceramic tile, bay window in kitchen, open floorplan. Security front door, great location near freeways, loop 101, stores, schools. Home to be sold AS-IS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back; North/South Exposure Features: Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: WESTRIDGE SHADOWS LOT 1-587 AN: 102-36-237 Lot Number: 223 Town-Range-Section: 2N-1E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,576/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	\$ 0/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 18 / 19		List Price: \$ 94,900	Special Listing Cond: Lender Owned Prop
Listed by: RE/MAX New Heights Realty (rmnh01)			

3621 S 73RD DR Phoenix, AZ 85043

Client Report (59)

\$95,000

	2956932	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,536 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: MARABELLA REPLAT Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: RICHMOND AMERICAN Hun Block: 7500 W Map Code/Grid: R31	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Fowler Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 75TH AVE AND LOWER BUCKEYE RD **Directions:** I-10 WEST TO 75TH AVE EXIT-SOUTH PAST LOWER BUCKEYE TO ELWOOD-EAST TO 73RD DR (NOT MARKED BY STREET SIGN)-SOUTH TO HOME

Remarks: JUST REDUCED ----- UNBELIEVABLE LENDER OWNED BARGAIN!!!! GREAT POPULAR FLOOR PLAN WITH GREATROOM LAYOUT AND SPACIOUS ROOMS! WONDERFUL STARTER HOME IN NEWER NEIGHBORHOOD CLOSE TO FREEWAYS, NEW SHOPPING, SCHOOLS, DOWNTOWN, ETC! NEARLY 1600 SQ FT WITH 3 GOOD SIZED BDRMS AND 2 BATHS! A LITTLE TLC WOULD GO A LONG WAY FOR THIS HOME! SUBMIT YOUR AS-IS OFFER TODAY! NO SPDS OR CLUE REPORT AVAILABLE.VACANT ON LBX. SELLER AS-IS ADDENDA PROVIDED UPON ACCEPTANCE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 104-54-264 Lot Number: 80 Town-Range-Section: 1N-1E-24 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,626/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: MARBELLA COMM ASSN HOA Telephone: 480-941-1077	HOA Fee/Paid: \$ 42/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 222 / 229		List Price: \$ 95,000	Special Listing Cond: Lender Owned Prop
Listed by: Realty Executives (reax57)			

12526 W ASH ST El Mirage, AZ 85335

Client Report (60)

\$95,000



4013516	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,495 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 32.5FR2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Buenavida Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Woodrow Hun Block: 12500 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Thunderbird and El Mirage **Directions:** W on Thunderbird, S on 127th, E on Ash St, to house on N side of street

Remarks: PRICE REDUCTION!!! Spacious 2-story with 3 bedrooms and 2.5 baths. Nice backyard area. Bank owned property shows well. No HOA fees. Quiet street.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Flooring: Carpet; Tile	Kitchen Features: Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in FR Other Rooms: Family Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Sunscreen(s)	County Code: Maricopa Legal Subdivision: BUENAVIDA AN: 509-07-607 Lot Number: 607 Town-Range-Section: 509-07-607 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,037.48/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 71 / 71	List Price: \$ 95,000	Special Listing Cond: Lender Owned Prop	

Listed by: Re/Max Desert Showcase (show01)

1818 S 114TH DR Avondale, AZ 85323

Client Report (61)

\$95,000



4035309	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,566 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32.5FRO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Fieldcrest Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: K HOVNANIAN HOMES Hun Block: 11400 W Map Code/Grid: Q30	
Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton Jr. High School: Avondale		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Avondale & Durango **Directions:** SOUTH ON AVONDALE BLVD., EAST ON DURANGO TO 114TH AVE, NORTH TO APACHE, WEST TO 114TH DR. LOCK BOX NOT MLS, SEE REALTOR REMARKS FOR CODE.

Remarks: LENDER OWNED, THIS IS NOT A SHORT SALE, WE GET ANSWERS AND CLOSE ESCROWS. GREAT AVONDALE LOCATION, MINUTES TO I-10, LOTS OF TILE, LOFT. SUBDIVISION OFFERS LOTS OF GREEN AREAS, TOT LOTS AND A COMMUNITY POOL. SOLD LAST FOR \$178,000, TIME TO BUY, TIME TO SAVE. SOLD AS IS, SELLER'S ADDENDUM FOLLOWS ACCEPTED OFFER. A LSR OR PROOF OF CASH MUST BE ATTACHED TO AN AAR CONTRACT. FANNIE MAE OFFERS EXPRESS PATH FINANCING TO 100%, SEE REALTOR REMARKS FOR INFO AND SELLER REQUESTED TITLE COMPANY. PLEASE WRITE NO SPDS AND NO CLUE REPORT ON PAGE 7 OF THE AAR CONTRACT. BUYER TO VERIFY ALL ITEMS OF MATERIAL IMPORTANCE. LOCK BOX NOT MLS, SEE REALTOR REMARKS FOR CODE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features: Complex Feature: Community Pool	Kitchen Features: Range/Oven; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in FR Other Rooms: Family Room; Loft	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: FIELDCREST AN: 101-20-061 Lot Number: 53 Town-Range-Section: 1N-1E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,293/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: LEISURE LIFE HOA Telephone: 623-412-1678	HOA Fee/Paid: \$ 45/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Rec Center Fee: 0 Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 269 / 36	List Price: \$ 95,000	Special Listing Cond: Lender Owned Prop	

Listed by: Realty Executives (reax09)

1413 E SONRISAS ST Phoenix, AZ 85040

Client Report (62)

\$95,000



4038464	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,534 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 42.5FR1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ridgefield Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: K. Hovanian Hun Block: 5100 S Map Code/Grid: R34	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Jr. High School: Rose Linda		High School Dist #: 210 - Phoenix Union District High School: South Mountain	

Cross Streets: 16th St & Roeser Rd **Directions:** W on Roeser Rd to 14th Way. N on 14th Way to E. Sonrisas St. W on E. Sonrisas St to property.

Remarks: Bank Owned. This property is in good shape, needs a little paint and a few minor repairs. Has appliances, range, microwave, dishwasher, and refrigerator. Nice kitchen island, carpet and tile flooring, has 1/2 bath downstairs with pedestal sink. Property is sold as-is.


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in FR Other Rooms: Family Room	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: RIDGEFIELD AN: 113-54-052 Lot Number: 35 Town-Range-Section: 1N-3E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,001/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 58/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 75 / 33		List Price: \$ 95,000	
			Special Listing Cond: Lender Owned Prop

Listed by: Realty Executives (reax79)

1612 S 65TH AVE Phoenix, AZ 85043

Client Report (63)

\$95,500

	2995356	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 1.75 SF: 1,532 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 31.75R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WESTRIDGE PARK 7 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 6500 S Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Fowler Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 67 Ave/Lower Buckeye **Directions:** North to Pima. East to 65th Ave South to property.**Remarks:** Lender owned. 3 bdrm/1.75 ba. Family home. Nice sized backyard. Oak cabinets. Open floor plan. Hurry! This one will be gone @ this price! Home sold as is. Seller will not make repairs and offers no warranties, guarantees. Buyer to verify all schools/measurements and other issues of material importance.


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clist Laundry: Wshr/Dry HookUp Only; Laundry in Garage Dining Area: Dining in FR	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block; Wood Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: AN: 104-28-219 Lot Number: 207 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,458/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 310 / 160	List Price: \$ 95,500	Special Listing Cond: Lender Owned Prop

Listed by: Century 21 Northwest Realty (cere10)

	4006545	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,577 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: ARNOLD MANOR UNIT 2 MCR 202-10 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 600 N Map Code/Grid: Q28	
	Ele Sch Dist: 0044 - J.O. Combs District - Pinal Elementary School: Avondale Jr. High School: Avondale		High School Dist #: 216 - Agua Fria Union District High School: None	

Cross Streets: DYSART & VAN BUREN **Directions:** I-10 WEST TO DYSART EXIT-SOUTH TO VAN BUREN--WEST TO CENTRAL-NORTH TO CALLE CHULO-EAST TO HOME

Remarks: LENDER OWNED BARGAIN - 4 BDRM, 2 BATH WITH NICE SIZED LOT!! A LITTLE OF YOUR OWN PERSONAL TOUCHES WILL GO A LONG WAY ON THIS GREAT HOME! CENTRALLY LOCATED TO DOWNTOWN GOODYEAR OR AVONDALE WITH GREAT ACCESS TO FREEWAYS, SHOPPING, AND MORE! SUBMIT YOUR AS-IS OFFER TODAY. NO SPDS OR CLUE REPORT AVAILABLE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage RV Parking: RV Parking Horses: N Fireplace: Exterior Fireplace Property Description: North/South Exposure Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: Range/Oven; Disposal Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Santa Barbara/Tuscan Const - Finish: Painted Construction: Frame - Metal Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: ARNOLD MANOR UNIT 2 LOT 81-96 AN: 500-03-265 Lot Number: 93 Town-Range-Section: 1N-1W-3 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,383/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 83 / 85		List Price: \$ 95,500	Special Listing Cond: Lender Owned Prop
Listed by: Realty Executives (reax57)			

12930 W Dreyfus DR El Mirage, AZ 85335

Client Report (65)

\$95,500



4043112	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,785 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 42RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: DAVE BROWN AT DYSART AND THUNDERBIRD UNIT 2 Tax Municipality: Maricopa Marketing Name: Planned Cmty Name: Model: Builder Name: DAVE BROWN Hun Block: 13150 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Luke Jr. High School: Luke		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: DYSART RD AND THUNDERBIRD RD **Directions:** SOUTH ON DYSART, EAST ON SOLEDAD, SOUTH ON 129TH DRIVE, EAST ON PERSHING, SOUTH ON 129TH DRIVE, WEST ON DREYFUS TO YOUR NEW HOME.

Remarks: ***LENDER OWNED**WE GET ANSWERS***FANTASTIC BANK OWNED SINGLE LEVEL 4 BEDROOM / 2 BATH HOME IN A GREAT NEIGHBORHOOD WITHIN WALKING DISTANCE TO PARK. SEPERATE LIVING AND FAMILY ROOM, SPACIOUS ISLAND KITCHEN WITH LOTS OF COUNTER TOP SPACE AND EAT IN AREA WITH BAY WINDOW. CERAMIC TILE, LARGE MASTER BEDROOM WITH DOUBLE DOORS, WALK IN CLOSET AND DOUBLE SINKS. KITCHEN NEEDS SOME WORK BUT NOTHING MAJOR. HOME IS PRICED AGGRESSIVELY MAKING IT A PERFECT FAMILY HOME OR CASH FLOW RENTAL. NO SPDS OR CLUE REPORT WILL BE PROVIDED AS SELLER HAS NEVER OCCUPIED PROPERTY. SELLER ADDENDUMS AND 'AS-IS' WILL BE PROVIDED AFTER ACCEPTANCE. SELLER DOES NOT MAKE ANY REPAIRS. HOME IS SOLD 'AS-IS' AND 'WHERE-IS' PLEASE SHOW AND SUBMIT ALL OFFERS. THANK YOU!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features: Fix-Up Needs Repair Flooring: Carpet; Tile	Kitchen Features: Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Breakfast Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 501-37-805 Lot Number: 458 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,226/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 45/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 26		List Price: \$ 95,500	Special Listing Cond: Lender Owned Prop
Listed by: Re/Max Renaissance Realty (rmrr01)			

	4034804	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 3 SF: 1,495 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 43FRD2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Buenavida Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 12500 N Map Code/Grid: L29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & El Mirage. **Directions:** North of Cactus on El Mirage to Larkspur. West on Larkspur, South to Columbine, West to property


Remarks: Excellent home for the money!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Patio Features: Vaulted Ceiling(s) Complex Feature: Children's Playgrnd	Kitchen Features: Disposal; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR; Dining in FR; Breakfast Room Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: BUENAVIDA AN: 509-07-098 Lot Number: 98 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,030/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 37 / 38		List Price: \$ 95,900	Special Listing Cond: Lender Owned Prop
<i>Listed by:</i> Re/Max Desert Showcase (show01)			

20722 W RAMOS LN Buckeye, AZ 85326

Client Report (67)

\$97,500

	4005257	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,642 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 35,001 - 43,559 Level: Single Level Dwelling Type: Single Family - Detached			Subdivision: TH PT NE4 SE4 NW4 SEC 18 DESC AS PARCEL 5 P/F 05-0552500 Tax Municipality: Buckeye Marketing Name: Planned Cmty Name: Model: Builder Name: Ten Investments, Inc. Hun Block: 20300 W Map Code/Grid: B26
	Ele Sch Dist: 025 - Liberty Elementary District Elementary School: None Jr. High School: None			High School Dist #: 201 - Buckeye Union High School District High School: None

Cross Streets: Elliot Road & Tuthill Road **Directions:** South on Tuthill Road to Cheyenne Road. West on Cheyenne Road to 207th Ave. South on 207th Ave to first right hand turn. 2nd house on North side of street.

Remarks: Lender owned property (REO); sold in AS-IS condition. SELLER WILL NOT PARTICIPATE IN ANY FHA SELLER-FUNDED DOWN PAYMENT ASSISTANCE. No SPDS or clue available; must be waived in the contract. Lender AS-IS addendum to accompany all offers. Seller will look at all offers. Seller requires that all buyers be qualified with Wells Fargo Home Mortgage; but buyer is free to close the transaction with the lender of their choice. Property must close with lenders choice of Title Company. All properties must be on the MLS 5 days before the seller will review the offers.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: None Cooling: Refrigeration Heating: Other (See Remarks) Utilities: APS Water: Well - Shared Sewer: Septic	County Code: Maricopa Legal Subdivision: AN: 400-82-089 Lot Number: N/A Town-Range-Section: 1S-2W-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,633.8/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: Not Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 85 / 85	List Price: \$ 97,500	Special Listing Cond: Lender Owned Prop	

Listed by: Progressive Solutions Realty (pres01)

1906 N 106TH LN Avondale, AZ 85392

Client Report (68)

\$97,600



3019978	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,577 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32.5RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: SUNRISE AT HAROR SHORES Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: DE HAVEN Hun Block: 1000 N Map Code/Grid: P30	
Ele Sch Dist: 017 - Tolleson Elementary District Elementary School: Pendergast Jr. High School: Rio Vista		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 99TH/MCDOWELL **Directions:** 117TH NORTH 110 WEST, ESIT 99 GO RIGHT ON MCDOWELL, RIGHT ON HABOUR SHORE BLVD, LEFT ON CORONADO, RD RIGHT TO 106

Remarks: WONDERFUL HOME AT THIS VALUE... GATED COMMUNITY.. SPACIOUS AND CLEAN HOME...YOU HAVE TO WALK THRU AND GET THE HOME FEEL.. THIS WILL NOT STAY ON THE MARKET LONG, HOME SOLD AS IS... NO SPUDS OF CLUE REPORTS ... BUYER TO VERIFY ALL FACTS AND FIGURES...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features: Vaulted Ceiling(s)	Kitchen Features: Range/Oven; Refrigerator Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Loft	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 102-31-376 Lot Number: 43 Town-Range-Section: 2N-1E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,559/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional; Farm Home Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Other (See Remarks)	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 119 / 120	List Price: \$ 97,600	Special Listing Cond: Lender Owned Prop

Listed by: Powerhouse Realty (padr01)

6225 W WOOD ST Phoenix, AZ 85043

Client Report (69)

\$97,900

	4004324	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,442 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: RIO DEL REY UNIT 1 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: SIVAGE-THOMAS Hun Block: 4250 S Map Code/Grid: R32	
	Ele Sch Dist: 002 - Riverside Elementary District Elementary School: Riverside Jr. High School: Riverside		High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community	

Cross Streets: 59 TH AVENUE & BROADWAY **Directions:** WEST ON BROADWAY TO 62DR N. ON 62DR TO PUEBLO E. ON PUEBLO TO 62AVENUE TO WOOD TO PROPERTY.

Remarks: Fantastic home! Double sink in master, eat in kitchen. large living area. Buyer to verify all information for accuracy and completeness.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: RIO DEL REY UNIT 1 AN: 104-57-031 Lot Number: 28 Town-Range-Section: 1N-2E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,118/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Buyer to verify HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 244 / 87	List Price: \$ 97,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Realty USA Southwest (usas01)

9007 W HUBBELL ST Phoenix, AZ 85037

Client Report (70)

\$97,900

	4055704	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,492 / Year Built: 1997 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Amber Palms Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Coscan Homes Hun Block: 2100 N Map Code/Grid: P31	
	Ele Sch Dist: 014 - Creighton Elementary District Elementary School: Desert Oasis Jr. High School: Desert Oasis		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 91st Avenue & McDowell Road **Directions:** North on 91st Ave to Monte Vista, East to 90th Lane, South to Hubbell, East to Home on South side of street.

Remarks: Great home for first-time buyer! Big kitchen with bright, cozy breakfast area. Large family room with built-in niche. Extended patio with pavers, perfect for outdoor entertaining. Home is sold as is with NO repairs, warranties or guarantees. Home is missing range, which seller WILL NOT replace. Check with your lender is this will disqualify home for FHA. Buyer to verify all matters of material importance including, but not limited to, measurements and schools.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 102-87-018 Lot Number: 18 Town-Range-Section: 2N-1E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,352/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 97		List Price: \$ 97,900	Special Listing Cond: Lender Owned Prop
Listed by: Century 21 Northwest Realty (cere10)			

12406 W ROSEWOOD DR El Mirage, AZ 85335

Client Report (71)

\$98,200



4052258	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,978 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 42.5FR2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Buenavida Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Journey Homes Hun Block: 12400 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: El Mirage & Cactus **Directions:** North on El Mirage to Larkspur, West to 123rd, North on 123rd to Rosewood, West to home

Remarks: Bank owned home with lots of potential. Great price for the square footage. Will require some kitchen cabinets, toilets/sinks and other minor repairs. Could be a great project for a handiman or investor.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back; North/South Exposure Exterior Features: Covered Patio(s); Yrd Wtring Sys Front Features: Fix-Up Needs Repair; Vaulted Ceiling(s) Flooring: Carpet; Tile	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Family Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: BUENAVIDA AN: 509-07-257 Lot Number: 257 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,357.04/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 11 / 11	List Price: \$ 98,200	Special Listing Cond: Lender Owned Prop	

Listed by: Re/Max Desert Showcase (show01)



4033565	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,537 / Year Built: 1998 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Trailwood Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Homes Hun Block: 4200 N Map Code/Grid: P30	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Copper King Jr. High School: Copper King		High School Dist #: 214 - Tolleson Union District High School: Westview	

Cross Streets: Indian School and 113 Drive **Directions:** North on 113 Drive, East on 113th Ave, North on Monterosa, first home on the left hand side

Remarks: Wonderful home on one of the largest lots in the neighborhood! Big grassy back yard with citrus trees, child's sandbox and covered patio with ceiling fans. Master bedroom is down stairs all the other bedrooms are up stairs along with the laundry room. Great room with soaring ceilings makes this home feel very spacious.

Kitchen	13	11	Master Bedroom	13	13	Bedroom 3	10	10
Family Room	19	15	Bedroom 2	10	10	Bedroom 4	10	10


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer in & Cnctd Technology: HighSpd Intrnt Aval Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: TRAILWOOD UNIT 1 AN: 102-90-057 Lot Number: 57 Town-Range-Section: 2N-1E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,735/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Ross,mar and Graham HOA Telephone: 480-551-4338	\$ 37/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 35	List Price: \$ 98,900	Special Listing Cond: Lender Owned Prop

Listed by: Squaw Peak Realty (sqpk02)

	4050522	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,832 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Sundial Unit 1 Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Homes Hun Block: 12600 N Map Code/Grid: L29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & El Mirage **Directions:** N on El Mirage to Rancho De Moreno, E to 121st Av, S to Scotts Dr, E to home

Remarks: Spacious living room with 16 inch neutral tile floors continuing on into dining area and kitchen. Kitchen has oak cabinets, breakfast bar & is open like a great room to living room. Stainless steel sink, smooth top range. Enjoy your family in this delightful room. Downstairs master bedroom & bath with walk-in shower. Game room or loft upstairs with 3 more bedrooms and a bath. Plenty of room in the back yard off the covered patio. Back yard has grass, trees & shrubs. Countrywide home requires a prequal from Countrywide. Call Mario Moreno 623-882-2411 for prequal. Not required to use as lender. Free credit report and appraisal if CHL finances. Home sold AS IS. We can close quickly.

Kitchen	13	11	Living Room	19	15	Bedroom 3	10	10
			Master Bedroom	14	13	Bedroom 4	10	10
			Bedroom 2	10	10	Den/Other Room	19	14

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Covered Patio(s); Yrd Wtring Sys Front Features: Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Loft	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: SUNDIAL UNIT 1 AN: 509-05-238 Lot Number: 238 Town-Range-Section: 3N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,114/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: City Property Mgmt HOA Telephone: 602-437-4777	HOA Fee/Paid: \$ 58.08/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 311 / 19	List Price: \$ 98,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Century 21 Metro Alliance (cere83)

6430 W Chickasaw ST Phoenix, AZ 85043

Client Report (74)

\$99,000

	2961159	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 2 SF: 1,469 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 42FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Cypress Landing Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 1950 S Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Fowler Jr. High School: Fowler		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: Buckeye & 67th Ave. **Directions:** South on 67th Ave, East on Durango, North on 65th Ave, East on Chickasaw.

Remarks: Nice 4 bedroom, 2 bath home, close to schools, shopping. Cozy kitchen, including refrigerator. Low maintenance landscaping, 2 car garage and covered patio. Home sold as is no spuds or clue report. Buyer to verify all facts & figures. BUYERS TO BE PRE-APPROVED BY A LENDER ACCEPTABLE TO SELLER. PLEASE CALL (888)731-9566 FOR APPROVAL. BUYER IS UNDER CONTRACT NO OBLIGATION TO USE THIS LENDER. SELLER WILL NOT ACCEPT AN OFFER WITHOUT PRE-APPROVAL.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio; Covered Patio(s) Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in FR Other Rooms: Family Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intnt Aval	County Code: Maricopa Legal Subdivision: AN: 104-28-388 Lot Number: 159 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,221/2006 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 121/Quarterly Association Fee Incl: Common Area Maint; Other (See Remarks)	Assoc Rules/Info: Pets OK (See Rmrks); Other (See Remarks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 372 / 124 Off Market Date: 05/25/2008		List Price: \$ 99,000	Special Listing Cond: Lender Owned Prop
Listed by: Powerhouse Realty (padr01)			

12501 W PARADISE DR EI Mirage, AZ 85335

Client Report (75)

\$99,000



4058253	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,832 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 42FRD2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Sundial Tax Municipality: Maricopa Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Hun Block: 12000 N Map Code/Grid: M29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & 127th Ave **Directions:** South on 127th Ave, East on Paradise Ln to property.

Remarks: Absolutely Gorgeous 4 bedroom, 2 bathroom, 1832 Sq.Ft. home in a great family oriented neighborhood. Home features include: Upgraded ceramic tile in all the right place, large open kitchen w/ breakfast bar, spacious family room, large semi secluded dining room, big master suite w/ walk-in closet, over sized secondary bedrooms, large private backyard w/ an extended covered patio, 2 car garage & much more!!! This is a must see!! Do not pass this one up!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Desert Front; North/South Exposure Exterior Features: Patio; Covered Features: Flooring: Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry Master Bathroom: None Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SUNDIAL 3 UNIT 3 AN: 501-44-585 Lot Number: 1367 Town-Range-Section: 3N-1W-23 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,284/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 44/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1	List Price: \$ 99,000	Special Listing Cond: Lender Owned Prop

Listed by: RE/MAX Professionals (rmpr03)

11606 W SHAW BUTTE DR El Mirage, AZ 85335

Client Report (76)

\$99,275



4036396	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,832 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 42RO2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Sundial 4 Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Hancock Hun Block: 12100 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus Rd & El Mirage **Directions:** East on Cactus to Main. South 1 block to Paradise. East to Olive. North to property.

Remarks: Great deal on this bank owned property. Needs TLC, and has very nice potential. Equity is just waiting for someone willing to make it happen. Don't miss out! Sold As-Is. If active, still available and accepting offers. Bank will respond in 1-5 days.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair Flooring: Carpet	Kitchen Features: Range/Oven; Microwave Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Loft	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: SUNDIAL 4 UNIT 2 AN: 501-45-373 Lot Number: 1796 Town-Range-Section: 3N-1W-24 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,190/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone: 480-545-9755	/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 35 / 35	List Price: \$ 99,275	Special Listing Cond: Lender Owned Prop	

Listed by: Liberty One Realty (libo01)

11143 W DEVONSHIRE AVE Phoenix, AZ 85037

Client Report (77)

\$99,500



4006678	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,845 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Trailwood Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 4100 N Map Code/Grid: P30	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Copper King Jr. High School: Copper King		High School Dist #: 214 - Tolleson Union District High School: Westwood	

Cross Streets: Indian School and 112th **Directions:** 112th north to Devonshire

Remarks: LENDER OWNED PROPERTY, NOT A SHORT SALE. PROPERTY IS BEING SOLD IN ITS PRESENT AS IS WHERE IS CONDITION UNLESS OTHERWISE SPECIFIED. PLEASE WRITE NO SELLERS PROPERTY DISCLOSURE STATEMENT AND NO CLUE REPORT ON PG 7. PLEASE ALLOW SUFFICIENT TIME FOR RESPONSE, EARNEST DEPOSIT TO BE 3% OF PURCHASE PRICE. PROVIDE A COPY OF EARNEST CHECK.***BUYERS CLOSING COST CREDIT 3% OF SALES PRICE,

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Other (See Remarks) Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 102-90-022 Lot Number: 22 Town-Range-Section: 2N-1E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,954/2007 Ownership: Fee Simple New Financing: Cash; CTL; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Rossmar and Graham HOA Telephone: 480.551.4300	HOA Fee/Paid: \$ 37/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 308 / 83		List Price: \$ 99,500	Special Listing Cond: Lndr/Corp Aprvl Req'd; Lender Owned Prop
Listed by: West USA Realty (wusa02)			

13314 N 126TH AVE El Mirage, AZ 85335

Client Report (78)

\$99,800



4058563	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,776 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 32.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Parque Verde Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: o Hun Block: 13300 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage Jr. High School: El Mirage		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Thunderbird & El Mirage **Directions:** South el mirage West Meyer north 126th**Remarks:** Great Value for a Bank owned home Eligible for Expresspath financing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: PARQUE VERDE UNIT 3 AN: 509-08-160 Lot Number: 508 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 0/0 Ownership: Fee Simple New Financing: CTL Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 4	List Price: \$ 99,800	Special Listing Cond: Lender Owned Prop

Listed by: Realty 2000 Town & Country (relt01)

12951 N Pablo ST El Mirage, AZ 85335

Client Report (79)

\$99,900



2967676	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,572 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Arizona Brisas Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB Homes Hun Block: 11750 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Cactus & El Mirage **Directions:** East on Cactus North on 119th Ave East on Windrose to Pablo to property

Remarks: REDUCED ANOTHER \$12,000 BANK OWNED - Foreclosure. Bank Highly Motivated. 24 Hour Bank Response Time. Wonderful Starter 3 Bedroom - 2 Baths Home. Full Bath in Master. Tile in Kitchen and Bathrooms. Spacious Great Room. Large and Open eat-In Kitchen with Island. Beautiful Wood Cabinets. Oven and Dishwasher Included. Washer and Dryer Hook-Ups Inside Indoor Laundryroom. 2 Car Garage.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Const - Finish: Painted Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: AN: 501-36-452 Lot Number: 44 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,161/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 204 / 210	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: John Hall & Associates (halj03)

2217 S 84TH AVE Tolleson, AZ 85353

Client Report (80)

\$99,900

	2989049	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,619 / Year Built: 2002 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: RYLAND AT HERITAGE Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: RYLAND Hun Block: 8400 W Map Code/Grid: Q31	
	Ele Sch Dist: 062 - Union Elementary District Elementary School: Union Jr. High School: Union		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 83RD AVE & LOWER BUCKEYE RD **Directions:** NORTH ON 83RD AVE. WEST ON DURANGO. SOUTH ON 83RD LN. WEST ON GROSS. SOUTH ON 84TH AVE TO PROPERTY.

Remarks: WHEN YOU ARRIVE, YOU KNOW YOU'VE ARRIVED. IT FEELS AND LOOKS MUCH LARGER THAN 1600+ SQUARE FEET. THE SELLER SAY, 'LET'S GET THIS HOME SOLD'. DID I MENTION THE 2 CAR GARAGE. AND THAT'S NOT ALL. IF YOU WANTED TO PUT A POOL, AND A PARK, YOU COULD PROBABLY FIT IT IN HERE. OKAY; MAYBE NOT THE PARK, BUT WITH YOUR PERSONAL TOUCH YOU GET THE IDEA THAT YOU HAVE ROOM, LOTS OF ROOM. AS A RENTAL IT WILL CASH FLOW AT THIS PRICE. DON'T MISS THIS ONE

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features:	Kitchen Features: Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 101-55-487 Lot Number: 487 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,759/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 77/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 142 / 142		List Price: \$ 99,900	

8125 W Magnolia ST Phoenix, AZ 85043

Client Report (81)

\$99,900



3011004	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,505 / Year Built: 2000 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: SUNDANCE RANCH Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Richmond American Hun Block: 8100 W Map Code/Grid: Q31	
Ele Sch Dist: 214 - Tolleson Union District Elementary School: Fowler Jr. High School: Fowler		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 83rd Ave & Lower Buckeye **Directions:** Take 83rd ave, South of Buckeye Road, West on Durango, Right at stop sign and right on Magnolia

Remarks: ***LENDER OWNED***NO SPDS***NO CLUE REPORT***... LSR REQUIRED WITH ALL NEW LOAN OFFERS...SELLER WILL COUNTER WIHT REQUIRED ADDENDUM... SELLER TO SELECT TITLE COMPANY...PLEASE ALLOW 5 BUSINESS DAYS FOR SELLER TO REVIEW YOUR OFFER...***AGENTS SEE REALTOR REMARKS BELOW FOR ACCESS INFO*****SELLER REQUEST THAT ALL BUYERS BE PREQUALIFIED THROUGH COUNTRYWIDE HOME LOANS*****

Kitchen	10	12	Living Room	18	15	Bedroom 3	10	10
Dining Room	10	11	Master Bedroom	12	13	Den/Other Room	10	12
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 104-33-257 Lot Number: 252 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,770/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: SUNDANCE RANCH HOA HOA Telephone: 480-551-4300	Association Fee Incl: Common Area Maint	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 133 / 133	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Charlie Sykes Realty 17 (syks01)

12521 W SURREY AVE El Mirage, AZ 85335

Client Report (82)

\$99,900



3012982	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,495 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 42.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Buenavida Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Journey Homes Hun Block: 12300 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Thunderbird and 127th Avenue **Directions:** South on 127th Avenue to Surrey, East on Surrey to property.

Remarks: Buenavida subdivision, 1495 square foot plan with 4 bedrooms, 2.5 baths, two story home, nice size great room, large back yard, and 2 car garage. Yes, there is a SUPRA lockbox on the property. LENDER owned, Not a SHORT sale! No SPDS/CLUE report as Lender has never occupied. AS-IS acknowledgement part of acceptance. Lender selects Title company. All offers must have proof of funds letter or LSR & a copy of the earnest money check or they will not be presented. TPT

Kitchen	14	19	Living Room	12	16	Bedroom 3	8	11
			Master Bedroom	11	15	Bedroom 4	10	10
			Bedroom 2	10	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s) Features:	Kitchen Features: Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 509-07-521 Lot Number: 521 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 930/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Disc Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 130 / 132	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Re/Max Renaissance Realty (rmrr01)

10373 W Amelia AVE Avondale, AZ 85323

Client Report (83)

\$99,900

	3012976	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,600 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 32F2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Westwind Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Westwind Model: Builder Name: Beazer Hun Block: 3800 N Map Code/Grid: P30	
	Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Garden Lakes Jr. High School: Garden Lakes		High School Dist #: 214 - Tolleson Union District High School: Westview	

Cross Streets: 107th Ave. & Indian School Rd **Directions:** I-10 exit 107th Ave N. to Indian School E. to Westwind Prkwy S. to Dana E. to 103rd Ln. S. to Amelia E. to property

Remarks: Lender owned. Home needs repairs throughout but is priced accordingly. Sold as is, no spds or clue, please waive in contract, seller to choose title and escrow, call co-listing agent for disclosure prior to writing contract.

Kitchen	9	17	Living Room	12	13	Bedroom 3	10	11
Dining Room	8	13	Master Bedroom	14	16			
Family Room	13	17	Bedroom 2	10	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back; Mountain View(s) Exterior Features: Patio; Covered Patio(s): Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Fix-Up Needs Repair	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Other (See Remarks) Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Leased Energy Features: Sunscreen(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 102-27-715 Lot Number: 528 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,580/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 115000 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Other (See Remarks) Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: 33 HOA Telephone:	HOA Fee/Paid: \$ 31/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 130 / 131	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Keller Williams Realty Prof. Partners (kwpr02)

9406 W RAYMOND ST Tolleson, AZ 85353

Client Report (84)

\$99,900

	3017302	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,735 / Year Built: 2007 Pool - Private: No Pool Spa: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Tivoli Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: Palacia Homes Hun Block: 3700 S Map Code/Grid: Q30	
	Ele Sch Dist: 062 - Union Elementary District Elementary School: Union Jr. High School: Union		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 91st Ave & Lower Buckeye **Directions:** Between Lower Buckeye & Broadway, W on Illini**Remarks:** BANK OWNED PROPERTY- HANDYMAN SPECIAL! This home needs some minor work (mainly appliances, sink, fixtures that the previous owner took). Opportunity to put in what you like & make it your own!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio; Covered Patio(s): Yrd Wtring Sys Front Features: 9+ Flat Ceilings	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Den/Office	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 101-29-126 Lot Number: 118 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 294/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 92 / 92	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: Liberty One Realty (libo01)

5220 W ALBENIZ PL Phoenix, AZ 85043

Client Report (85)

\$99,900



3025080	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2.5 SF: 1,632 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 32.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Riverbend Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 3875 S Map Code/Grid: R32	
Ele Sch Dist: 002 - Riverside Elementary District Elementary School: Riverside Jr. High School: Riverside		High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community	

Cross Streets: 51st Ave & Broadway **Directions:** Broadway west to 52nd Ave, north to Albeniz, west to the home.

Remarks: An acquired home, NOT a short sale. This one is in fair condition, needing some tlc and clean up. Aggressively priced and sold as-is. LSR with offer if a loan is needed or proof of funds if cash. Seller may pay upto 3% towards buyer closing costs for an owner occupant purchaser. Seller will NOT participate in ANY down payment assistance program- call before writing an offer. Goto Sellers website to get a special internet closing costs coupon. Thanks for showing and call listing agent with any questions.

Kitchen	13	12	Living Room	19	15	Bedroom 3	11	11
			Master Bedroom	17	13			
			Bedroom 2	11	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features:	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 104-59-065 Lot Number: 61 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 306/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Renaissance Comm HOA Telephone: 480-813-6788	HOA Fee/Paid: \$ 205/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 104 / 107	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: Arizona Residential Realty (ceac01)

9963 W DEVONSHIRE AVE Phoenix, AZ 85037

Client Report (86)

\$99,900



3030376	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,417 / Year Built: 1995 Pool - Private: No Pool Spa: None EF: 32FRX2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: KAUFMAN AND BROAD @ THE VINEYARDS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: KB HOMES Hun Block: 4300 N Map Code/Grid: P30	
Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Pendergast Jr. High School: Pendergast		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 99TH AVE AND INDIAN SCHOOL **Directions:** WEST ON INDIAN SCHOOL TO 100TH AVE, NORTH ON 100TH AVE TO DEVONSHIRE, EAST TO PROPERTY


Remarks: JUST REDUCED \$20,000!!!!THIS BANK OWNED 3BR/2BA JUST NEEDS SOME TLC, SUCH AS PAINT, LANDSCAPING, AND CARPETING. THIS HOME HAS LOTS OF POTENTIAL, KITCHEN IS IN GOOD CONDITION. CLOSE TO SHOPPING, FREEWAYS. ANY AND ALL PERSONAL PROPERTY AND APPLIANCES LEFT ON PREMISES IS DEEMED A GIFT. SELLER IS NOT RESPONSIBLE FOR PERSONAL PROPERTY. PROPERTY SOLD 'AS IS'-SELLER WILL DO NO REPAIRS-BUYER TO VERIFY ANY AND ALL MATERIAL FACTS-NO WARRANTIES EXPRESSED OR IMPLIED-BUYER TO US SELLERS CHOICE TO TITLE CO. EARNEST MONEY TO BE CERTIFIED FUNDS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: 1 Fireplace Property Description: Desert Front Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Kitchen Features: Other (See Remarks) Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 102-82-853 Lot Number: 85 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,525/2007 Ownership: Fee Simple New Financing: Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Other (See Remarks)	Assoc Rules/Info: Other (See Remarks)	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 102 / 103		List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop
Listed by: Realty Executives (reax143)			

12517 W MYER LN El Mirage, AZ 85335

Client Report (87)

\$99,900

	4013840	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,446 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Parque Verde Tax Municipality: El Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: Sivage Thomas Hun Block: 13200 N Map Code/Grid: L29	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage Jr. High School: El Mirage		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: El Mirgae Road and Thunderbird **Directions:** South on El Mirage Rd to Myer, West on Myer to property.

Remarks: Nice 3 bedroom, 2 full bath home with nice size kitchen, living/family room, wood flooring with tile in baths, backyard is a bare canvas so bring your imagination. Yes, there is an ARMLS/SUPRA lockbox on the property. LENDER owned, so No SPDS/CLUE report. AS-IS cknowledgegement is part of acceptance. Lender selects Title company. All offers must have proof of funds letter or LSR & a copy of the earnest money check in order to be presented. TPT

Kitchen	10	14	Living Room	17	17	Bedroom 3	10	10
			Master Bedroom	11	14			
			Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Features: Add'l Property Use: None Flooring: Tile; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: PARQUE VERDE UNIT 3 AN: 509-08-140 Lot Number: 488 Town-Range-Section: 3N-1W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,067/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 71 / 73	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Re/Max Renaissance Realty (rmrr01)

11836 W BLOOMFIELD RD EI Mirage, AZ 85335

Client Report (88)

\$99,900



4016520	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,624 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42FR1G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: ARIZONA BRISAS PHASE 1 Tax Municipality: EI Mirage Marketing Name: Planned Cmty Name: Model: Builder Name: KB Homes Hun Block: 12350 N Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: N EI Mirage Road / W Cactus Road **Directions:** East on Cactus Road, North on 119th Avenue, East on Bloomfield Road, South on B Street, East on Bloomfield Road to Home.

Remarks: BANK OWNED HOME! Great Value. Priced to make a great rental or for first time homebuyer. Property is sold in as-is condition with no warranties express or implied. Seller will not supply SPDS or a CLUE report (cross out and initial in contract). Bank will not consider AmeriDream Program offers.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back Features: Flooring: Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Other Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Full; Rm Adnt Yr Updated: 2007; Rm Adtn Partial/Full: Full	Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: ARIZONA BRISAS PHASE 1 AN: 501-36-737 Lot Number: 329 Town-Range-Section: 3N-1W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$ 707.64/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0
HOA Name:	Association Fee Incl: No Fees		PAD Fee: \$ 0
HOA Telephone:			

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 234 / 67	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Curtis Johnson Realty (cjre01)

15806 W JACKSON ST Goodyear, AZ 85338

Client Report (89)

\$99,900



4024437	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,591 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32FRO2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WILDFLOWER RANCH UNIT 8 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: WILDFLOWER RANCH Model: Builder Name: Beazer Hun Block: 300 S Map Code/Grid: Q28	
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Avondale Jr. High School: Dysart		High School Dist #: 216 - Agua Fria Union District High School: Desert Edge	

Cross Streets: Estrella PKWY & Van Buren **Directions:** West on Van Buren to 158th ave, S (turns into Harrison) to Harrison west to 159th ave (first turn) right to Jackson St. then turn right and go East to your home

Remarks: Attractive 3 bedrooms + Den. Popular Split floor plan with a spacious kitchen with center island and breakfast nook. Convenient to the I10 with lots of new shopping and dining all around. LENDER OWNED PLEASE CONTACT LISTING AGENT FOR A COPY OF SELLER ADDENDUM PRIOR TO WRITING OFFER. ALLOW 2 TO 3 BUSINESS DAYS FOR OFFERS TO BE REVIEWED, CHL pre approval letter from a branch office required with all offers to include a free credit report and appraisal if financed with CHL. **No extensions granted the last 3 days of month. ****

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Cul-De-Sac Lot; Desert Front; North/South Exposure Exterior Features: Patio; Covered Patio(s) Features: Flooring: Carpet	Kitchen Features: Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Great Room; Den/Office	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail	County Code: Maricopa Legal Subdivision: AN: 500-88-449 Lot Number: 1183 Town-Range-Section: in-1w-7 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,556.82/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone: 602-437-4777	HOA Fee/Paid: \$ 130.42/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); FHA Approved Prjct; Prof Managed	Rec Center: N Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 56		List Price: \$ 99,900	
			Special Listing Cond: Lender Owned Prop
Listed by: RE/MAX Achievers (rmxv09)			

Listed by: RE/MAX Achievers (rmxv09)

226 S 7TH ST Avondale, AZ 85323

Client Report (90)

\$99,900



4037680	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,511 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Brookside Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 700 E Map Code/Grid: Q29	
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Avondale Jr. High School: Avondale		High School Dist #: 216 - Agua Fria Union District High School: None	

Cross Streets: S. Dysart Rd. & E. Main St. **Directions:** WEST TO 7TH ST, SOUTH TO HOME

Remarks: LENDER OWNED BUT WE GET ANSWERS FAST. SELLER TO COUNTER WITH TITLE CO. INFO AND REQUIRED ADDENDUMS. PLEASE SEND PROOF OF FUNDS OR LSR WITH OFFERS. BUYER TO VERIFY MEASUREMENTS, SCHOOLS, AND OTHER PERTINENT INFO. NO WARRANTIES EXPRESSED OR IMPLIED. SOLD IN AS-IS WHERE IS CONDITION.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio; Covered Patio(s) Features:	Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR; Breakfast Room Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 500-43-114 Lot Number: 14 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,354/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	\$ 0/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 34	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: DPR Realty, LLC (dvpt04)

9002 W HILTON AVE Tolleson, AZ 85353

Client Report (91)

\$99,900



4040957	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,590 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: 91st and Lower Buckeye Road Tax Municipality: Tolleson Marketing Name: Planned Cmty Name: Model: Builder Name: U S Home Hun Block: 8900 N Map Code/Grid: Q31	
Ele Sch Dist: 062 - Union Elementary District Elementary School: Union Jr. High School: Union		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 91st and Lower Buckeye **Directions:** Refer To Map**Remarks:** This 3 bedroom 2 bath home is located near schools and shopping. Single level with good curb appeal. Call listing agent with any questions.


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: 91ST AVE AND LOWER BUCKEYE ROAD AN: 101-57-171 Lot Number: 171 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,724/2007 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 28 / 28	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop	

Listed by: Realty World Superstars (rwss01)

1615 S 63RD DR Phoenix, AZ 85043

Client Report (92)

\$99,900

	4043462	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,532 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 32RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WESTRIDGE PARK 7 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 1600 S Map Code/Grid: Q32	
	Ele Sch Dist: 214 - Tolleson Union District Elementary School: Tolleson Jr. High School: Western Valley		High School Dist #: 214 - Tolleson Union District High School: Tolleson	

Cross Streets: 67TH AV/BUCKEYE RD **Directions:****Remarks:**

Kitchen	12	12	Living Room	20	10	Bedroom 3	13	9
Dining Room	21	12	Master Bedroom	25	15			
			Bedroom 2	13	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Door Opener RV Parking: RV Gate Horses: N Fireplace: No Fireplace Property Description: Desert Front; Borders Common Area Exterior Features: Covered Patio(s) Features: Skylight(s)	Kitchen Features: Range/Oven; Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Laundry in Garage Dining Area: Formal	Const - Finish: Painted Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block; Wood Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: WESTRIDGE PARK 7 AN: 104-28-134 Lot Number: 122 Town-Range-Section: 1N-2E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,500/2007 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: WESTRIDGE PARK HOA Telephone:	HOA Fee/Paid: /Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 28	List Price: \$ 99,900	
		Special Listing Cond: Lender Owned Prop

Listed by: Weichert Realtors Elite (areo01)

5813 S 32ND LN Phoenix, AZ 85041

Client Report (93)

\$99,900



4051314	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2 SF: 1,601 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: PARK MEADOWS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: DR HORTON Hun Block: 3200 W Map Code/Grid: R33	
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Ed Pastor Jr. High School: Ed and Verma Pastor		High School Dist #: 210 - Phoenix Union District High School: Cesar Chavez	

Cross Streets: 35TH AVE AND SOUTHERN AVE **Directions:** EAST ON SOUTHERN AVE. NORTH ON 33RD AVE. EAST ON JESSICA LN. NORTH ON 32ND LN TO PROPERTY

Remarks: ***LENDER OWNED PROPERTY**WE GET ANSWERS*** BUYER TO VERIFY ALL DETAILS AND INFORMATION. NO INSPECTIONS HAVE BEEN PERFORMED BY THE SELLER AND NO WARRANTIES. SELLER HAS NEVER OCCUPIED PROPERTY. NO SPDS. NO CLUE. SOLD AS-IS. PLEASE SUBMIT ALL OFFERS WITH LSR OR PROOF OF FUNDS AND AGENCY DISCLOSURE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio Features:	Kitchen Features: Dishwasher; Microwave Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clist Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: PARK MEADOWS UNIT 1 AN: 105-68-260 Lot Number: 241 Town-Range-Section: 01N-02E-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,160/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: CITY PROPERTY MGMT HOA Telephone: 602-437-4777	HOA Fee/Paid: \$ 49/Monthly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 13 / 13		List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop
Listed by: Re/Max Renaissance Realty (rmrr01)			

8143 W WATKINS ST Phoenix, AZ 85043

Client Report (94)

\$99,900



4051562	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,505 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Sundance Ranch Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Brava Builder Name: Richmond American Hun Block: 2400 S Map Code/Grid: Q31	
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Sundance Jr. High School: Sundance		High School Dist #: 011 - Peoria Unified District High School: Tolleson	

Cross Streets: 83rd Ave & Buckeye Rd **Directions:** South on 83rd Av. L on Durango St. R on 81st Av. R on Watkins. Property on left.

Remarks: Wonderful 3 bedroom + den (could easily be another bedroom), 2 bath could be yours if you hurry. Nice new neutral tile throughout home except spare bedrooms/den. Close to shopping center, schools and there is a community park right across the street. Just a bit of TLC will make this house your home. This property is approved for ExpressPath Financing. Please contact listing agent for more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Patio; Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); No Interior Steps Complex Feature: Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Room Other Rooms: Great Room; Den/Office	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy Features: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 104-33-198 Lot Number: 193 Town-Range-Section: 1N-1E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,479.18/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rossmar-Graham HOA Telephone: 480-551-4300	HOA Fee/Paid: /Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Rec Center: N Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 12	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: Homesmart (crl01)

3317 W WASHINGTON ST Phoenix, AZ 85009

Client Report (95)

\$99,900

	4052458	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,474 / Year Built: 2006 Pool - Private: No Pool Spa: None EF: 32R2G Lot Size: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: WORMSERS ADDITION Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 0 N Map Code/Grid: Q33	
	Ele Sch Dist: 021 - Murphy Elementary District Elementary School: Jack L. Kuban Jr. High School: Jack L. Kuban		High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community	

Cross Streets: 35TH AVE AND WASHINGTON **Directions:** EAST ON WASHINGTON FROM 35TH AVE TO PROPERTY ON RIGHT**Remarks:** BANK OWNED PROPERTY PRICED TO SELL.**ADDITIONAL ADDENDUMS REQUIRED**SELLER MAKES NO WARRANTIES, EXPRESSED OR IMPLIED AS TO THE CONDITION OF THE PROPERTY.*SOLD IN AS-IS CONDITION**NO SPDS AVAILABLE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage RV Parking: RV Parking; RV Gate Horses: N Fireplace: No Fireplace Exterior Features: Yrd Wtring Sys Front Features:	Kitchen Features: Range/Oven; Disposal Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 109-39-006-C Lot Number: 1 Town-Range-Section: 1N-2E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,230/2008 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Other (See Remarks) Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 171 / 171	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop	

Listed by: AZCO Properties, LLC (azpt01)

6554 W MONROE ST Phoenix, AZ 85043

Client Report (96)

\$99,900



4052700	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 3.5 SF: 1,598 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 43.5R2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Southglen Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 200 N Map Code/Grid: Q32	
Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sunridge Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: 67th Ave/ VanBuren **Directions:** South on 67th Ave from Van Buren to Adams, East on Adams, 1st left to Monroe, East to property.

Remarks: Hurry on this one!!! Dramatic price reduction...Nice 18' tile, overall good condition. Selling AS-IS, no SPDS or Clue report. Seller to pick title company...Please allow 1-2 business days for Seller response.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd	County Code: Maricopa Legal Subdivision: SOUTHGLEN UNIT 1 AN: 104-08-021 Lot Number: 14 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,455/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 61/Monthly Association Fee Incl: Other (See Remarks)	Assoc Rules/Info: Other (See Remarks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 39 / 40	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: T & L Property Management & Sales L.L.C. (tltr01)

402 N 66TH LN Phoenix, AZ 85043

Client Report (97)

\$99,900



4054820	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 2.5 SF: 1,532 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 42.5R1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: NORTHGLEN Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unk Hun Block: 400 N Map Code/Grid: Q32	
Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sunridge Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: I-10 AND 67TH AVE **Directions:** south on 67th to taylor, east to 66th dr., south to cleveland, west to 66th, south to home....

Remarks: THIS HOUSE HAS IT ALL!!! LOCATION AND PRICED TO SELL FAST... THIS 4 BEDROOM AND 2.5 BATH IS VERY CLEAN AND READY TO CALLED SOMEONES NEW HOME... MINUTES FROM I-10 FOR EASY COMMUTES AND SHOPPING... THIS FAMILY ORIENTED COMMUNITY IS A PROFESSIONALLY MANAGED HOA THAT EVEN INCLUDES FRONT YARD MAINT. CHILDRENS PLAYAREA FOR THE NEIGHBORHOOD CHILDREN, WITH A GREAT VIEW OF THE DESERT IN YOUR NEW BACK YARD...

Master Bedroom	12	11	Bedroom 3	10	11
Master Bedroom	12	11	Bedroom 3	10	11
Bedroom 2	10	10	Bedroom 4	10	10
Bedroom 2	10	10	Bedroom 4	10	10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Property Description: Desert Back Exterior Features: Patio; Other (See Remarks) Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Dining in LR/GR	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 103-24-295 Lot Number: 84 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,490/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Prof Managed	Rec Center Fee: 0 Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 118 / 118	List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop

Listed by: Powerhouse Realty (padr01)

24587 N BEACON FIELD RD Surprise, AZ 85387

Client Report (98)

\$99,900

	4055019	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 SF: 1,484 / Year Built: 2003 Pool - Private: No Pool Spa: None EF: 32RA2G Lot Size: 1 - 1.9 Acres Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Martin Acres Tax Municipality: Maricopa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 24000 N Map Code/Grid: J27	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Kingswood Jr. High School: Kingswood		High School Dist #: 089 - Dysart Unified District High School: Willow Canyon	

Cross Streets: Grand Ave & 303 Loop **Directions:** NW on Grand Ave to Happy Valley Rd-->Turn left (SW) -->Take immediate left on Happy Valley Rd-->Left on Citrus Rd-->E on Beacon Field Blvd to property.

Remarks: THIS IS A BANK OWNED PROPERTY.THIS IS NOT A SHORT SALE. CAN CLOSE IN 30 DAYS. PLEASE ALLOW 24-48 HOURS FOR RESPONSE. Well priced home for a growing family. Open and spacious floorplan with neutral colors. Gorgeous 18' ceramic tile in kitchen and entry area. This home has 2 patio areas, 1 of the master bedroom. Cover front porch. Spacious bedroom and living space.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Patio; Covered Patio(s) Features: Flooring: Tile; Other	Kitchen Features: Pantry; Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR	Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: Pvt Water Company Sewer: Septic in & Cnctd Services: City Services	County Code: Maricopa Legal Subdivision: MARTIN ACRES AN: 503-72-046 Lot Number: 46 Town-Range-Section: 4N-2W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,075/2007 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow
Homeowner Association Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6		List Price: \$ 99,900	Special Listing Cond: Lender Owned Prop
Listed by: Gastineau Realty Group (gast01)			

13366 W CROCUS DR Surprise, AZ 85379

Client Report (99)

\$99,900



4055804	Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2 SF: 1,511 / Year Built: 2001 Pool - Private: No Pool Spa: None EF: 32FR2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Roseview Unit 6 Tax Municipality: Surprise Marketing Name: Planned Cmty Name: Model: Builder Name: Del Webb Hun Block: 13100 W Map Code/Grid: L29	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart		High School Dist #: 089 - Dysart Unified District High School: Dysart	

Cross Streets: Dysart and Wadell **Directions:** 101 Loop to US-60 to Dysart to Country Gabels Dr to 133rd Ave to Crocus Drive

Remarks: LENDER OWNED FORECLOSURE, REO, PRICED TO SELL NOW**ADDITIONAL ADDENDUMS REQUIRED** SOLD IN AS-IS CONDITION** LOCATION-LOCATION-LOCATION. THIS HOME FETURES 3BEDS/2BATHS, LIVING ROOM, CLOSE TO SCHOOLS AND SHOPPING, GREAT FIRST TIME BUYER OR INVESTMENT PROPERTY. THIS HOME QUALIFIES FOR ALL TYPE OF FINANCING! GREAT STARTER HOME. QUITE FAMILY NEIGHBORHOOD!!!! YOU DONT WANT TO MISS THIS ONE AS IT WILL GO FAST!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features: Complex Feature: Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrn Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room	Architecture: Territorial/Santa Fe Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail	County Code: Maricopa Legal Subdivision: ROSEVIEW UNIT 6 AN: 501-94-869 Lot Number: 35 Town-Range-Section: 3N-1W-10 Cty Bk&Pg: Plat: Taxes/Yr: \$ 19,150/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5	List Price: \$ 99,900	Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

Listed by: Prestige Realty (pstg01)

6623 W MELVIN ST Phoenix, AZ 85043

Client Report (100)

\$100,000

	4057818	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2.5 SF: 1,532 / Year Built: 2004 Pool - Private: No Pool Spa: None EF: 32.5FRO1G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: NORTHGLEN MCR 680-25 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: VERONA Builder Name: unk Hun Block: 350 N Map Code/Grid: Q32	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sunridge Jr. High School: Santa Maria		High School Dist #: 214 - Tolleson Union District High School: La Joya	

Cross Streets: I-10 & 67TH **Directions:** south on 67th avenue, east on Taylor and south to Melvin.

Remarks: Large lot, 3 bedrooms, 2.5 baths. Great community. Lender owned. Please submit lsr, proof of earnest money and agent email address. Please allow up to 4 day for seller response and seller to choose title company.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; North/South Exposure Exterior Features: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: 9+ Flat Ceilings	Kitchen Features: Disposal; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Inside Laundry Dining Area: Dining in FR Other Rooms: Family Room; Great Room; Loft	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: NORTHGLEN AN: 103-24-318 Lot Number: 107 Town-Range-Section: 01N-02E-06 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,344/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: By Agreement
Homeowner Association Information			
Homeowners Assoc: Y HOA Name: RENAISSANCE HOA Telephone: 480-813-6788	HOA Fee/Paid: \$ 49/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Contract Info
CDOM/ADOM: 2 / 2	List Price: \$ 100,000		Special Listing Cond: Lender Owned Prop
Listed by: J L Berry Company (jlbc01)			