12306 W ROSEWOOD DR EI Mirage, AZ 85335

Client Report (1)

\$64,900

Active



4053815 Residential Single Family - Detached

Beds/Baths: 4 / 2.5

SF: 1,978 / Tax Municipality: El Mirage
Year Built: 2001 Marketing Name:
Pool - Private: No Pool
Spa: None Model:

EF: 42.5RO2G Lot Size: 1 - 7,500 Level: Two Levels

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District

Elementary School: Dysart Jr. High School: Dysart Subdivision: Buenavida
Tax Municipality: El Mirage
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Journey Homes
Hun Block: 12200 N

High School Dist #: 089 - Dysart Unified District

High School: Dysart

Map Code/Grid: L29

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 proprty.

Features		Room Details	Construction & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,801 - 2,000	Kitchen Featu	ures: Range/Oven;	Architecture: Contemporary	y	County Code: Maricopa	
Parking: 2 Car Garage	Dishwasher; D	Disposal; Microwave; Pantry	Const - Finish: Painted; Stu	ICCO	Legal Subdivision: BUENAVIDA	
Horses: N	Master Bathre	oom: Full Bth Master Bdrm	Construction: Frame - Woo	od	AN : 509-07-268	
Fireplace: No Fireplace	Additional Be	edroom: Other Bdrm Split;	Roofing: All Tile		Lot Number: 268	
Property Description: Desert Front;	Master Bdrm [Ownstrs; Mstr Bdr Walkin	Fencing: Block		Town-Range-Section: 3N-1W-14	
North/South Exposure	Clst		Cooling: Refrigeration		Cty Bk&Pg:	
Exterior Features: Yrd Wtring Sys Front;			Heating: Electric Heat		Plat:	
Yrd Wtring Sys Back	Laundry: Wsh	nr/Dry HookUp Only; Inside	Utilities: APS		Taxes/Yr: \$ 1,195/2007	
Features: Fix-Up Needs Repair	Laundry		Water: City Water		Ownership: Fee Simple	
	Dining Area:	Dining in LR/GR	Sewer: Sewer - Public		New Financing: Cash	
	Other Rooms	: Great Room; Loft	Technology: Cable TV Avai	l; HighSpd	Total Asum Mnth Pmts: \$ 0	
			Intrnt Aval		Down Payment: \$ 0	
			Energy Features: Ceiling Fan(s);		Existing 1st Loan: Treat as Free&Clear	
			Multi-Pane Wndws		Exist 1st Loan Terms:	
					Disclosures: Agency Discl Req	
					Possession: Close of Escrow	
		Homeowner Asso	ciation Information			
Homeowners Assoc: N	/		Assoc Rules/Info: None		Rec Center: N	
HOA Name:	Association F	Fee Incl: No Fees			Cap Imprv/Impact Fee: 0Land Lease	
HOA Telephone:					Fee: 0	
					PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM: 8 / 11		List Price: \$ 64.900				
		, ,			ļ	
				Special Listi	ng Cond: Lender Owned Prop	
Listed by: Keller Williams Realty Profession	nal Partners (k	wpr03)			·	

1317 W PAPAGO ST Phoenix, AZ 85007

Client Report (2)

\$69,900



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

Jr. High School: Bethune

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 & Ut	ilitios	County, Tax and Financing	
				illues	J	
Approx SqFt Range: 1,401 - 1,600		ures: Range/Oven	Architecture: Ranch		County Code: Maricopa	
Parking: 2 Car Garage	Master Bathr	oom: Full Bth Master Bdrm	Const - Finish: Painted; St		Legal Subdivision:	
Horses: N			Construction: Frame - Woo	od	AN : 105-02-022	
Fireplace: No Fireplace			Roofing: All Tile		Lot Number: 9	
		nr/Dry HookUp Only	Fencing: Block	Town-Range-Section:		
Features:		Dining in LR/GR	Cooling: Refrigeration	Cty Bk&Pg:		
Flooring: Carpet	Other Rooms	: Great Room	Heating: Electric Heat		Plat:	
			Utilities: APS		Taxes/Yr: \$ 1,349/2007	
			Water: City Water		Ownership: Fee Simple	
			Sewer: Sewer - Public		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 Asso	ciation Information			
Homeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease	
HOA Name:	Association I	ee Incl: No Fees			Fee: 0	
HOA Telephone:					PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 43 / 43		List Price: \$ 69,900				
				Special Listing Cond: Lender Owned Prop		
Listed by: Coldwell Banker Residentia	I Brokerage (chrh0'	D\		•		

2701 W TAYLOR ST Phoenix, AZ 85009 \$70,000 Client Report (3) 4002939 Residential Single Family - Detached Active Beds/Baths: 4 / 2 Subdivision: Willow Addition **SF**: 1,712 / Tax Municipality: Phoenix Year Built: 2003 Marketing Name: Planned Cmty Name: Pool - Private: No Pool Spa: None Model: **EF**: 42FR1G Builder Name: Unknown Lot Size: 1 - 7,500 Hun Block: 2700 W Level: Single Level Map Code/Grid: Q33 Dwelling Type: Single Family - Detached

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!

Ele Sch Dist: 000 - Out of Area

Jr. High School: Phoenix Prep Academy

Elementary School: Isaac

Features		Room Details	Construction & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,601 - 1,800 Parking: 1 Car Garage Horses: N		ures: Range/Oven room: Full Bth Master Bdrm	Architecture: Ranch Const - Finish: Painted; Stu Construction: Frame - Woo		County Code: Maricopa Legal Subdivision: WILLOW ADDITION AN: 109-27-076	
Fireplace: No Fireplace Exterior Features: Patio Features: Fix-Up Needs Repair	Dining Area:	hr/Dry HookUp Only Eat-in Kitchen s: Family Room	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		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&Cleat	
					Disclosures: None Possession: By Agreement	
		Homeowner Asso	ciation 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 Cont	ract Info	
CDOM/ADOM: 107 / 89		List Price: \$ 70,000		Special Listi	ng Cond: Lender Owned Prop	
Listed by: Century 21 Arizona Foothills (ce	re22)	I				

High School Dist #: 210 - Phoenix Union District

High School: Union

417 S 7TH ST Avondale, AZ 85323 \$70,900 Client Report (4) 4050226 Single Family - Detached Active Residential Beds/Baths: 3 / 2 Subdivision: Riverview Park SF: 1,511 / Tax Municipality: Avondale Year Built: 2006 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 32R2G Builder Name: UNKNOWN Hun Block: 700 E Lot Size: 1 - 7,500 Level: Single Level Map Code/Grid: Q29 Dwelling Type: Single Family - Detached Ele Sch Dist: 044 - Avondale Elementary District High School Dist #: 216 - Agua Fria Union District Elementary School: Avondale High School: Agua Fria South Jr. High School: Avondale 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 Roo	m	13	20	Bedroom 3	11 9		
			Master Bed	droom	16	12	Bedroom 4	9 10		
			Bedroom 2		11	10				
	Features			Room Details	Constru	ction & Utili	ties	County, Tax and Financing		
Parking: 2 Car Garage RV Parking: RV Parking; RV Gate Horses: N Fireplace: No Fireplace Property Description: Desert Front; Master Bath Additional E Clst Laundry: Ins				ures: Range/Oven; Pantry oom: Full Bth Master Bdrm edroom: Mstr Bdr Walkin de Laundry Eat-in Kitchen	Architecture: Ra Unit Style: All on Const - Finish: F Construction: Fr Roofing: All Tile Fencing: Block Cooling: Refrige Heating: Electric Utilities: APS Water: City Wate Sewer: Sewer - F Services: City Se Technology: Cat Intrnt Aval Energy Features	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 Asso	ciation Information	n				
Homeowners A HOA Name: HOA Telephone			/ Association	Fee Incl: No Fees	Assoc Rules/Info	o: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0			
Listing Dates				Pricing and Sale Info		L	Listing Contract Info			
CDOM/ADOM:	CDOM/ADOM: 207 / 21 List Price			List Price: \$ 70,900				ng Cond: Lender Owned Prop		
Listed by: Centu	ry 21 Metro All	iance (cer	e83)							

945 W COCOPAH ST Phoenix, AZ 85007

Client Report (5)

\$71,900

Active



4026892 Residential Single Family - Detached

Beds/Baths: 3 / 3

SF: 1,656 / Tax Municipality: Phoenix

Year Built: 2006
Pool - Private: No Pool Marketing Name:
Planned Cmty Name:

 Pool - Private: No Pool
 Planned Cmty Name:

 Spa: None
 Model:

 EF: 33R2G
 Builder Name: FHI CUSTOM HOMES

 Lot Size: 1 - 7,500
 Hun Block: 1100 S

Level: Two Levels

Dwelling Type: Single Family - Detached

Map Code/Grid: Q34

Ele Sch Dist: 001 - Phoenix Elementary District High School Dist #: 210 - Phoenix Union District

Elementary School: Union

Jr. High School: Union

Jr. 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.

Approx SqFt Range: 1,601 - 1,800					County, Tax and Financing		
	Kitchen Feati	ures: Disposal; Pantry	Const - Finish: Stucco		County Code: Maricopa		
Parking: 2 Car Garage	Master Bathro	oom: 3/4 Bath Master Bdrm	Construction: Frame - Woo	od	Legal Subdivision:		
lorses: N	Additional Be	edroom: Master Bdrm	Roofing: Comp Shingle		AN: 105-34-076		
Fireplace: No Fireplace	Upstairs; Mstr	Bdr Walkin Clst	Fencing: Block		Lot Number: 23		
Property Description: North/South			Cooling: Refrigeration		Town-Range-Section:		
Exposure	Laundry: Wsh	nr/Dry HookUp Only; Inside	Heating: Electric Heat		Cty Bk&Pg:		
Exterior Features: Patio; Covered	Laundry		Utilities: APS		Plat:		
Patio(s)	Dining Area:	Eat-in Kitchen; Dining in FR	Water: City Water		Taxes/Yr: \$ 1,150/2007		
eatures:	Other Rooms	: Great Room	Sewer: Sewer - Public		Ownership: Fee Simple		
Flooring: Carpet; Tile			Services: City Services		New Financing: Cash; VA; FHA;		
			Technology: Cable TV Avai	il; HighSpd	Conventional		
			Intrnt Aval		Total Asum Mnth Pmts: \$ 0		
			Energy Features: Multi-Pane Wndws		Down Payment: \$ 0		
					Existing 1st Loan: Treat as Free&Clear		
					Exist 1st Loan Terms:		
					Disclosures: None		
					Possession: Close of Escrow		
		Homeowner Assoc	ciation Information				
łomeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease		
IOA Name:	Association F	Fee Incl: No Fees			Fee: 0		
IOA Telephone:					PAD Fee: \$ 0		
isting Dates		Pricing and Sale Info		Listing Contract Info			
CDOM/ADOM: 221 / 50		List Price: \$ 71,900					
				Special Listi	ng Cond: Lender Owned Prop		
isted by: Dan Schwartz Realty, Inc (schw	01)	<u> </u>	<u> </u>		_		

1226 W DARREL RD Phoenix, AZ 85041 \$74,900 Client Report (6) 4035448 Residential Single Family - Detached Active Beds/Baths: 4 / 2 Subdivision: Mountain Vistas SF: 1,594 / Tax Municipality: Phoenix Year Built: 2003 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: ORCHID EF: 42FRDN2G Builder Name: Palacia Homes Lot Size: 1 - 7,500 Hun Block: 6000 S Level: Single Level Map Code/Grid: R34 Dwelling Type: Single Family - Detached

Ele Sch Dist: 066 - Roosevelt Elementary District

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.

Elementary School: None

Jr. High School: None

Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Exterior Features: Covered Patio(s) Features: Skylight(s) Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in FR; Breakfast Room Other Rooms: Family Room Homeowners Assoc: Y HOA Name: HOA Name: HOA Telephone: Horses: N Horses: N Horses: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Hull Bith Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Construction Status: Under Construction Roofing: All Tile Fencing: Block Construction Status: Under Construction Roofing: All Tile Fencing: Block Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Roofing: All Tile Fencing: Block Cooling: Refrig	Features	Room Details	Construction & Util	ities Coun	ty, Tax and Financing	
Homeowner Association Information Homeowners Assoc: Y HOA Fee/Paid: \$ 28/Monthly HOA Name: HOA Telephone: Listing Dates HOA Fee/Paid: \$ 28/Monthly Association Fee Incl: Common Area Pricing and Sale Info Disclosures: Agency Discl Ree Possession: Close of Escrow Association Information Cap Imprv/Impact Fee: 0 Land Information Fee: 0 PAD Fee: \$ 0 Listing Contract Info	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)	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	Const - Finish: Painted; Stuc 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	CCO County Cod d Legal Subdi AN: 105-98-(Lot Number Town-Range Cty Bk&Pg: Plat: Taxes/Yr: \$ Ownership: New Financi Total Asum Total Encum E Wndws Down Paym Existing 1st	e: Maricopa vision: MOUNTAIN VISTA: 031 : 14Section: 1N-3E-31 1,187/2007 Fee Simple ing: Cash; Conventional Mnth Pmts: \$ 0 ibrance: \$ 0 ent: \$ 0 Loan: Treat as Free&Clear	
Homeowners Assoc: Y HOA Fee/Paid: \$ 28/Monthly HOA Name: HOA Telephone: Listing Dates HOA Fee/Paid: \$ 28/Monthly Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed Fee: 0 PAD Fee: \$ 0 Listing Contract Info				Disclosures	: Agency Discl Req	
HOA Name: HOA Name: HOA Telephone: HOA Telephone: Listing Dates Association Fee Incl: Common Area PAD Fee: 0 PAD Fee: \$ 0 PAD Fee: \$ 0 PAD Fee: \$ 0 Listing Contract Info		Homeowner Asso	ciation Information			
	HOA Name:	Association Fee Incl: Common Area	Assoc Rules/Info: Prof Man	Fee: 0	•	
CDOM/ADOM: 26 / 26 List Price: \$ 74,900	Listing Dates	Pricing and Sale Info		Listing Contract Info		
	CDOM/ADOM: 26 / 26	List Price: \$ 74,900				
Special Listing Cond: Lender Owned Prop			[:	Special Listing Cond: Ler	.isting Cond: Lender Owned Prop	

High School Dist #: 001 - Phoenix Elementary District

High School: Cesar Chavez

2114 W BOWKER ST Phoenix, AZ 85041

Client Report (7)

\$75,000



4056344 Single Family - Detached Active Residential Beds/Baths: 4 / 2 Subdivision: Parkview Estates SF: 1,408 / Tax Municipality: Phoenix Marketing Name: Year Built: 2000 Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 42FRD2G Builder Name: Unknown Lot Size: 1 - 7,500 Hun Block: 2000 W Level: Single Level Map Code/Grid: R33 Dwelling Type: Single Family - Detached

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 & Ut	ilition	County, Tax and Financing	
					, , , , , , , , , , , , , , , , , , ,	
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	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 Assoc	intion Information		rossession. By Agreement	
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association F	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: 163 / 166		List Price: \$ 75,000		Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop		
Listed by: Keller Williams Realty Sonoran	Living (kwaf01)					

521 E RANDY ST Avo	ndale	, AZ 85	323				Client Report	(8)		\$75,000
				4056421 Resid	dential	Single	Family - Deta	ched	Act	tive
				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			Tax Municip: Marketing Na Planned Cm Model: Builder Nam Hun Block: 7 Map Code/G	Subdivision: RIVERVIEW PARK Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 700 S Map Code/Grid: Q29		
The second second second	300			Ele Sch Dist: 044 - Avonda Elementary School: Avond Jr. High School: Avondale	dale	District		Dist #: 210 - Phoenix : Agua Fria South	Union Dist	rict
Cross Streets: HWY 85/ DYSART	Direc	tions: WE	EST ON	N MC 85 TO 8TH ST, SOUT	TH TO RANDY,	WEST TO I	PROPERTY			
Remarks: THIS IS BANK OWNED HAS RV GATE AND 2 CAR GARA		READY TO	O CLOS	SE. NOT A SHORTSALE. S	SHOW AND SE	LL YES TH	IS HOME REALL	Y IS A 6 BEDROOM 2	BATH HO	ME!!!!!!
Kitchen	10	6	Living	Room	14	16	Bedroom 3		10	11
Dining Room	12	11	Master	r Bedroom	10	12	Bedroom 4		10	11
			Bedroo	om 2	10	11	Bedroom 5		10	11
							Den/Other Room	ı	10	11
Features	Features			Room Details	Cons	truction &	Utilities	County, Tax a	nd Financi	ing
Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Master Bath Laundry: W. Laundry: W. Laundry: W.			sher; Di Bathro y: Wshi	Architecture: Ranch Const - Finish: Painted; Stu Construction: Frame - Woo Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Public Technology: Cable TV Avail			/ood	County Code: Mariot Legal Subdivision: RAN: 500-53-113 Lot Number: 7 Town-Range-Section Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,238/20 Ownership: Fee Sim New Financing: Cas Total Asum Mnth Pn Total Encumbrance: Down Payment: \$ 0 Existing 1st Loan: T Exist 1st Loan Term Disclosures: None Possession: Close of	n: 1N-1W-1 07 ple h; Convent nts: \$ 0 \$ 0 reat as Fre s:	5 ional
Homeowners Assoc: N		1,		Homeowner Asso				Can Impre/Impact E	20: 0 001 21	nd Loaco
HOA Name: HOA Telephone:		Associa	ation F	Fee Incl: No Fees Assoc Rules/Info: None			Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0		iu Lease	
Listing Dates			F	Pricing and Sale Info			Listing Cont	ract Info		
CDOM/ADOM: 5 / 6			I	List Price: \$ 75,000			Special Listi	ng Cond: Lender Owr	ned Prop	

Listed by: Brand 1 Realty (cere77)

1718 E ILLINI ST Ph	oenix, Az	Z 85040				Client R	eport (9)		\$79,900
			2977178	Residential	Single	Family -	ctive		
t		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 Beds/Baths: 3 / 2 Subdivision: OVERALL PLACE Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unk Hun Block: 1200 S Map Code/Grid: Q35 Hun Block: 1200 S Map Code/Grid: Q35							
Na	-			ol: Martin Luther King			School Dist #: 210 - School: South Moun		DISTRICT
Cross Streets: 16TH & BROAD	WAY Direc	tions: N TO	ILLINI, E TO PROP	ERTY					
Remarks: LENDER OWNED HO NEUTRAL TAN CARPET IN BEI SHELVES, DESIGNER FRONT 'AS IS' and 'WHERE IS' WITH N	DROOMS, E DOOR WITI	BAY WINDO	W IN MASTER W/ W GLASS FEATURE, S	/ALK IN CLOSET. LINI SPLIT FLOORPLAN, (EN CLOSET I	N HALL E	BATH. VAULTED CE	LINGS WITH PL	ANT
Kitchen	10	10	Living Room	_	21	12	Bedroom 3	11	11
Dining Room	11	11	Master Bedroom		14	14			
			Bedroom 2		13	11			

Dining Room 11	11	Master Bedroom	14 1	14			
		Bedroom 2	13 1	11			
Features		Room Details	Construction & Ut	tilities	County, Tax and Financing		
Approx SqFt Range: 1,201 - 1,400	Kitchen Feat	ures: Range/Oven;	Const - Finish: Stucco		County Code: Maricopa		
Parking: 2 Car Garage; Electric Door	Microwave		Construction: Frame - Woo	od	Legal Subdivision:		
Opener		room: Full Bth Master Bdrm	Roofing: All Tile		AN: 122-30-066		
Horses: N	Additional B	edroom: Master Bdrm Split;	Fencing: Block		Lot Number: 615		
Fireplace: No Fireplace	Mstr Bdr Walk	kin Clst	Cooling: Refrigeration		Town-Range-Section:		
Property Description: North/South			Heating: Electric Heat		Cty Bk&Pg:		
Exposure	-	hr/Dry HookUp Only; Inside	Utilities: SRP		Plat:		
Exterior Features: Covered Patio(s); Yrd			Water: City Water		Taxes/Yr: \$ 1,192/2007		
Wtring Sys Front; Yrd Wtring Sys Back		, J	Sewer: Sewer - Public		Ownership: Fee Simple		
Features: Fix-Up Needs Repair; Vaulted	Other Rooms	s: Great Room	Services: City Services		New Financing: Cash; Conventional		
Ceiling(s)					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 Asso	ciation Information				
Homeowners Assoc: N	/		Assoc Rules/Info: None		Land Lease Fee: 0		
HOA Name:	Association	Fee Incl: No Fees			PAD Fee: \$ 0		
HOA Telephone:							
Listing Dates		Pricing and Sale Info		Listing Contr	ract 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 EI Mirage, AZ 85335

Client Report (10) \$79,900

4024911 Residential Single Family - Detached Active

Beds/Baths: 4 / 2.5
SF: 1,495 / SF: 1,495 / Tax Municipality: EI Mirage

Year Built: 2003
Pool - Private: No Pool
Spa: None
EF: 42.5R2G
Lot Size: 1 - 7,500
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Journey Homes
Hun Block: 12700 W

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District

High School Dist #: 089 - Dysart Unified District

Map Code/Grid: L29

Elementary School: Dysart

Jr. High School: Dysart

Jr. High School: Dysart

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

Level: Two Levels

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

Remarks: Beautiful 4 bed/2.5 bath hom	e. Triis is a great	Tiome just waiting for your pe	ersonal touch.	· ·	
Features		Room Details	Construction & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Microwave Master Bathr Double Sinks	ures: Range/Oven; oom: Full Bth Master Bdrm; hr/Dry HookUp Only	Const - Finish: Stucco Construction: Frame - Woo	od	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 Asso	ciation 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 Cont	ract Info
CDOM/ADOM: 165 / 30		List Price: \$ 79,900	List Price: \$ 79,900		ng Cond: Lender Owned Prop
Listed by: Keller Williams Integrity First	Realty (kwif01)			Special Listi	ng Cona. Lender Owned Prop

1333 W TONTO ST Pho	enix	x, AZ 85007	1		Client I	Report (11)		\$79,900
			4045737 Resid	lential Singl	e Family	- Deta	ched	A	ctive
				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 Ele Sch Dist: 001 - Phoenix Elementary District			Subdivision: Irvine Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 200 S Map Code/Grid: Q34 High School Dist #: 210 - Phoenix Union D		
	Aug of		Elementary School: Dunbar Jr. High School: Dunbar				: Cesar Chavez	enix onion di	SHICL
Cross Streets: 15th Ave/Buckeye R	d Dir	ections:	on riigh concent Banbar						
Remarks: This one is CASH ONLY!! buyers capable of handling this type	!! It ha	s been severl	y vandalised on the interior ar	nd will need major rehab.	. The seller	will not	complete ANY rep	pairs so only s	erious
Kitchen	9	13	Living Room	18	18	Bedroo	om 3	12	12
Dining Room	12	13	Master Bedroom	12	12				
			Bedroom 2	12	13				
Features			Room Details	Construction			•	ax and Finan	cing
Parking: 2 Car Garage Horses: N Fireplace: No Fireplace		: Formal	Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Energy Features: Ceili Multi-Pane Wndws	Wood e s Avail		23-26 AN: 112-15-140 Lot Number: 17 Town-Range-Se Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,10 Ownership: Fee New Financing: Total Asum Mnt Down Payment:	0/2007 Simple Cash n Pmts: \$ 0 \$ 0 n: Treat as Free&Cle erms:	7	
			Homeowner Asso	ciation Information					
Homeowners Assoc: N HOA Name: HOA Telephone: Association Fe		Fee Incl: No Fees	ee Incl: No Fees Assoc Rules/Info: None			Cap Imprv/Impa Fee: 0 PAD Fee: \$ 0	ct Fee: 0Land	d Lease	
Listing Dates			Pricing and Sale Info		Listin	ng Contr	act Info		
CDOM/ADOM: 41 / 54			List Price : \$ 79,900		Spec	i <mark>al Listir</mark>	<mark>ng Cond:</mark> Lender	Owned Prop	
Listed by: Weichert Realtors Elite (ar	eou1))							

6845 W Crittenden LN Phoenix, AZ 85033

Client Report (12)

\$79,900



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

Elementary School: Cartwright

Jr. High School: Cartwright

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 & Ut	ilities	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: NoneFlooring: Other	Dishwasher; I Master Bathr Laundry: Wsl Laundry Dining Area: LR/GR	ures: Range/Oven; Disposal oom: Full Bth Master Bdrm hr/Dry HookUp Only; Inside Eat-in Kitchen; Dining in s: Family Room; Great	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 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 Asso	ciation Information					
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association I	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: \$ 79,900		Special Listin	ng Cond: Lender Owned Prop			
Listed by: IRS/International Realty Service	Listed by: IRS/International Realty Services, Inc. (irsi01)							

12795 N TONYA ST El Mirage, AZ 85335

Client Report (13)

\$79,900

Active



4058262 Residential Single Family - Detached

Beds/Baths: 3 / 2
SF: 2,191 /
Year Built: 1999
Pool - Private: No Pool
Spa: None

Single Family - Detached

Subdivision: ARIZONA BRISAS
Tax Municipality: El Mirage
Marketing Name:
Planned Cmty Name:
Model:

EF: 32RO2G Lot Size: 1 - 7,500 Level: Two Levels

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart

Jr. High School: Dysart

Builder Name: KB HOMES Hun Block: 11800 N Map Code/Grid: L29

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 & Uti	ilities	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 Islan Master Bathroom: Full Bth Master Bdrn 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	Construction & Utilities 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 Ass	ociation 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 Cont	ract Info	
CDOM/ADOM: 198 / 1	List Price: \$ 79,900		Special Listi	ng Cond: Lender Owned Prop	
Listed by: Merit Realty LLC (mrtr01)	·				

1425 E SONRISAS ST Phoenix, AZ 85040

Client Report (14)

\$80,900

Active



4001996 Residential Single Family - Detached

Beds/Baths: 4 / 2.5
SF: 1,570 / Tax Municipality: Phoenix
Year Built: 2004
Pool - Private: No Pool
Spa: None

Model:

Spa: None EF: 42.5RO1G Lot Size: 1 - 7,500 Level: Two Levels

Dwelling Type: Single Family - Detached

Ele Sch Dist: 066 - Roosevelt Elementary District High School Dist #: 210 - Phoenix Union District

Hun Block: 5100 S

Map Code/Grid: R34

Builder Name: K Hovnanian Homes

Elementary School: Roosevelt High School: Union Jr. 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 Finan	ncing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage			atures: Disposal hroom: Full Bth Master Bdrm	Architecture: Territoria Const - Finish: Stucca			nty Code: Maricopa al Subdivision:	
Horses: N		Additional	Bedroom: Master Bdrm	Construction: Frame	- Wood	AN:	113-54-055	
Fireplace: No Fireplace		Upstairs		Roofing: All Tile		Lot	Number: 38	
Exterior Features: Patio				Fencing: Block		Tow	n-Range-Section: 1N-3E-	-28

Upstairs	Rooting: All Tile	Lot Number: 38
	Fencing: Block	Town-Range-Section: 1N-3E-28
Laundry: Wshr/Dry HookUp Only	Cooling: Refrigeration	Cty Bk&Pg:
Dining Area: Dining in LR/GR	Heating: Electric Heat	Plat:
Other Rooms: Den/Office	Utilities: SRP	Taxes/Yr: \$ 992/2007
	Water: City Water	Ownership: Fee Simple
	Sewer: Sewer - Public	New Financing: Cash; Conventional
	Services: City Services	Total Asum Mnth Pmts: \$ 0
	Technology: Pre-Wire Srnd Snd; Cable	Down Payment: \$ 0
	TV Avail; Security Sys Owned	Existing 1st Loan: Treat as Free&Clear
	Energy Features: Ceiling Fan(s);	Exist 1st Loan Terms:

Energy Features: Ceiling Fan(s);	Exist 1st Loan Terms:
Multi-Pane Wndws	Disclosures: Seller Disc Avail
	Possession: Close of Escrow

Homeowner Association Information								
Homeowners Assoc: Y	HOA Fee/Paid: \$ 58/Monthly	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0.00Land Lease					
HOA Name:	Association Fee Incl: Front Yard Maint;		Fee: 0					
HOA Telephone: 480-539-1396	Common Area Maint; Street Maint		PAD Fee: \$ 0					
5.4	2 12.1.1							

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90	List Price: \$ 80,900	
		Special Listing Cond: Lender Owned Prop

Prepared by Greg Swann, ABR,CRS,GRI

Features:

4141 S 24TH ST Phoenix, AZ 85040

Client Report (15)

\$80,900

Active



4011435 Residential Single Family - Detached

Beds/Baths: 3 / 2
Subdivision: Peila Homes
SF: 1,553 /
Year Built: 2005
Pool - Private: No Pool
Spa: None
Spa: None
Subdivision: Peila Homes
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:

Spa: None
EF: 32FR2G
Lot Size: 1 - 7,500
Level: Single Level

Dwelling Type: Single Family - Detached

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

Builder Name: TJ Development

Hun Block: 2400 W

Map Code/Grid: R35

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 & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,401 - 1,600	Kitchen Feat	ures: None	Architecture: Ranch		County Code: Maricopa	
Parking: 2 Car Garage	Master Bathr	oom: Full Bth Master Bdrm	Unit Style: All on One Leve	I	Legal Subdivision: PEILA HOMES	
Horses: N			Const - Finish: Painted; Stu	ucco	LOTS 1-38, 80-102, 127-129	
Fireplace: No Fireplace			Construction: Frame - Woo	od	AN: 122-21-089	
Exterior Features: Childrens Play Area	Laundry: Wsl	nr/Dry HookUp Only; Inside	Roofing: Comp Shingle		Lot Number: 8	
Features:	Laundry		Fencing: Block		Town-Range-Section: 1N-3E-23	
Flooring: Carpet; Tile	Dining Area:	Eat-in Kitchen	Cooling: Refrigeration		Cty Bk&Pg:	
	Other Rooms	: Family Room	Heating: Electric Heat		Plat:	
			Utilities: SRP		Taxes/Yr: \$ 1,086/2007	
			Water: City Water		Ownership: Fee Simple	
			Sewer: Sewer - Public		New Financing: Cash; Conventional	
			Services: City Services		Total Asum Mnth Pmts: \$ 0	
			Technology: Cable TV Avai	il	Down Payment: \$ 0	
					Existing 1st Loan: Treat as Free&Clear	
					Exist 1st Loan Terms: Non Assumable	
					Disclosures: Agency Discl Req	
					Possession: By Agreement	
		Homeowner Asso	ciation Information			
Homeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease	
HOA Name:	Association I	Fee Incl: No Fees			Fee: 0	
HOA Telephone:					PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Conti	ract Info	
CDOM/ADOM: 75 / 75		List Price: \$ 80,900				
				Special Listin	ng Cond: Lender Owned Prop	
Listed by: Keller Williams Realty East Valle	ey (kwev01)					

2114 W MADISON ST Phoenix, AZ 85009 \$84,900 Client Report (16) 4038000 Single Family - Detached Active Residential Beds/Baths: 4 / 2 Subdivision: CAPITOL SF: 1,506 / Tax Municipality: Phoenix Year Built: 2006 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 42RD2G Builder Name: RGM HOMES Lot Size: 1 - 7,500 Hun Block: 200 S Level: Single Level Map Code/Grid: Q33 Dwelling Type: Single Family - Detached

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.

Ele Sch Dist: 210 - Phoenix Union District

Elementary School: Magnet Traditional

Jr. High School: Acacia

Features							
	ľ	Room Details	Construction & Ut	lities	County, Tax and Financing		
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ıres: None	Architecture: Ranch		County Code: Maricopa		
Parking: 2 Car Garage	Master Bathro	oom: Full Bth Master Bdrm;	Const - Finish: Stucco		Legal Subdivision: CAPITOL BLK 43,		
Horses: N	Double Sinks		Construction: Frame - Woo	d	44, 35-38, 29, 30		
Fireplace: No Fireplace	Additional Be	droom: Other Bdrm Split;	Roofing: Comp Shingle		AN: 109-48-091		
Property Description: North/South	Mstr Bdr Walki	n Clst	Fencing: Block		Lot Number: 21		
Exposure			Cooling: Refrigeration		Town-Range-Section: 1N-2E-12		
Exterior Features: Covered Patio(s)	Laundry: Insid	de Laundry	Heating: Electric Heat		Cty Bk&Pg:		
eatures:		Formal; Breakfast Room	Utilities: APS		Plat:		
	Other Rooms	: Great Room	Water: City Water		Taxes/Yr: \$ 1,073.28/2007		
			Sewer: Sewer - Public		Ownership: Fee Simple		
			Services: City Services		New Financing: Cash; Conventional		
			Energy Features: Multi-Par		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 Assoc	ciation Information				
lomeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease		
HOA Name:	Association F	ee Incl: No Fees			Fee: 0		
HOA Telephone:					PAD Fee: \$ 0		
Listing Dates		Pricing and Sale Info		Listing Contract Info			
CDOM/ADOM: 33 / 33		List Price: \$ 84,900					
				Special Listin	ng Cond: Lender Owned Prop		
Listed by: Keller Williams Realty East Valley (kwev01)							

High School Dist #: 210 - Phoenix Union District

High School: Carl Hayden Community

6249 W Southgate AVE Pho	enix, AZ 85	5043			Client Re	port (17)		\$84,900
		4053070 Resid	dential	Single F	amily - De	tached	Ac	tive
Cross Streets: 63rd & Broadway Direction Remarks: This property would be perfect is being Sold in current condition AS-Is investigate the neighborhood, schools, me As-Is Addendum, Lead Base, Agency, HO	Close to downtown to enjoy s, warranties, disclosures (S any pertinent information rec Copy of Earnest Money Chec	ide Elementary D rside couthgate - house the activities of s PDS) or inspectic garding the premis	on the corr ports, cond on reports ses. Proof	Tax Munici Marketing Planned Ci Model: Builder Na Hun Block Map Code/ High Scho- High Scho- terts and civic provided by the of funds or a L	mty Name: me: Sivage Thomas : 4050 S Grid: R32 bl Dist #: 210 - Phoe bl: Carl Hayden Com center activities. ***E e Seller. The Buyer is .SR must accompany	enix Union Dis nmunity Bank Owned p s responsible y all offers inci	property & to verify & luding the	
part of the final contract. Allow up to 5 Bus Kitchen 17		bank response. Master Bedroom		15	13 Bed	room 3	11	10
Family Room 24	-	Bedroom 2				room 4	11	10
Features		Room Details	Constr	uction & L	tilities	County, Ta	x and Financ	ing
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 Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features:	Dishwasher; I Master Bathr Laundry: Wsl Laundry Dining Area:	Room Details tures: Range/Oven; Disposal; Microwave; Pantry room: Full Bth Master Bdrm shr/Dry HookUp Only; Inside stat-in Kitchen sts: Great Room Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Security Sys Ov Energy Features: Ceiling Far Multi-Pane Wndws		ood	County Code: Marico d Legal Subdivision: F 1 AN: 104-57-089 Lot Number: 86 Town-Range-Sectior Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,226/200 Ownership: Fee Sim		9 tional ee&Clear	
		Homeowner Asso	ciation Informat	ion				
Homeowners Assoc: Y HOA Name: HOA Telephone: Listing Dates	HOA Fee/Paid Association I Maint	d: /Quarterly Fee Incl: Common Area Pricing and Sale Info	Assoc Rules/In NoVsble TrkTrlrF		•); Cap Imprv/Impac Fee: 0 PAD Fee: \$ 0	t Fee: 0Land	Lease

Listed by: Keller Williams Realty East Valley (kwev01)

CDOM/ADOM: 11 / 12

List Price: \$ 84,900

Special Listing Cond: Lender Owned Prop

1452 E CHIPMAN RD Phoenix, AZ 85040

Client Report (18)

Hun Block: 4875 S

Map Code/Grid: R34

\$85,000

Active



4024291 Residential Single Family - Detached

Beds/Baths: 4 / 2.5
SF: 1,534 / Tax Municipality: Phoenix
Year Built: 2003
Pool - Private: No Pool
Spa: None

Spa: None

Single Family - Detached

Subdivision: RIDGEFIELD
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:

Spa: None EF: 42.5R1G Lot Size: 1 - 7,500 Level: Two Levels

Dwelling Type: Single Family - Detached

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

Builder Name: GREAT WESTERN

Cross Streets: BROADWAY & 16th St Directions: South to Roeser, west to 14th Way, north to Sonrisas, east to 15th PI, 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	F	Room Details	Construction & Ut	ilities	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:	Dishwasher; D Island Master Bathro	oom: Full Bth Master Bdrm ir/Dry HookUp Only Eat-in Kitchen	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water		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	
		Homeowner Asso	Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail		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	
Homeowners Assoc: Y HOA Name: Brown Mgmt HOA Telephone: 480-539-1396	HOA Fee/Paid Association F Maint	l: \$ 71/Monthly ree Incl: Common Area	Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 54 / 55		List Price: \$ 85,000		Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop		
Listed by: Cambridge Properties Inc. (cam	b01)					

11817 W ALTADENA AVE EI Mirage, AZ 85335

Client Report (19)

\$85,309



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

Elementary School: Dysart

Jr. High School: Dysart

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 & Util	lities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000	Kitchen Features: Pantry; Other (See	Architecture: Contemporary (County Code: Maricopa
Parking: 2 Car Garage	Remarks)	Const - Finish: Painted; Stud	ссо	Legal Subdivision: SUNDIAL 4 UNIT 1
Horses: N	Master Bathroom: Full Bth Master Bdrm	Construction: Frame - Wood	d	REPLAT
Fireplace: No Fireplace	Additional Bedroom: Master Bdrm Split;	Roofing: All Tile		AN: 501-45-176
Property Description: Desert Front;	Master Bdrm Dwnstrs	Fencing: Block		Lot Number: 1610
North/South Exposure		Cooling: Refrigeration		Town-Range-Section: 3N-1W-24
Exterior Features: Patio; Covered	Laundry: Wshr/Dry HookUp Only; Inside	Heating: Electric Heat		Cty Bk&Pg:
Patio(s); Yrd Wtring Sys Front	Laundry	Utilities: APS		Plat:
Features: Fix-Up Needs Repair	Dining Area: Eat-in Kitchen	Water: City Water		Taxes/Yr: \$ 1,117.18/2007
Add'l Property Use: NoneFlooring:	Other Rooms: Loft	Sewer: Sewer - Public; Sewe	er in & Cnctd	Ownership: Fee Simple
Carpet		Services: City Services		New Financing: Cash; Conventional
		Technology: 3+ Exist Tele Li	ines; Cable	Total Asum Mnth Pmts: \$ 0
		TV Avail; HighSpd Intrnt Aval		Down Payment: \$ 0
		Energy Features: Multi-Pane	e Wndws	Existing 1st Loan: Treat as Free&Clear
				Exist 1st Loan Terms: Non Assumable
				Disclosures: None
				Possession: Close of Escrow
	Homeowner Asso	ciation Information		
Homeowners Assoc: Y	HOA Fee/Paid: /Monthly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease
HOA Name: Sundial West VI HOA	Association Fee Incl: Common Area	NoVsble TrkTrlrRvBt		Fee: 0
HOA Telephone:	MaintHOA Transfer Fee Amt: 35			PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Conti	act Info
CDOM/ADOM: 47 / 48	List Price: \$ 85,309			
			Special Listii Owned Prop	ng Cond: Lndr/Corp Aprvl Reqd; Lender
Listed by: West USA Premier Properties (v	vupp01)			
= otto zyoc. oc Tollion Troportion (v	· • • • • • • • • • • • • • • • • • • •			

11601 W WINDROSE	AVE E	l Mirage,	AZ 85335			(Client Re	eport (20)		\$85,50
			2993095 Resid	dential	ential Single Family - Detached A				ctive	
Cross Streets: Cactus & El Mirag Remarks: Check out the price!! Spappliances, countertops, sink, etc.	oacious	4 bedroom, 2	bath home with no HOA. Pro	Unified District rt rth on Main. Follov perty is in relatively	good co	Tax M Mark Plant Mode Build Hun I Map High High	Municipa eting Named Cmi el: er Nam Block: 1 Code/G School School und. Eas	ty Name: e: KB 1600 W rid: L29 Dist #: 089 - Dysart Dysart on Windrose to pro	operty. Dever; no c	abinets,
CLUE report on page 7 of the cont	ract whe	en submitting	offers.							
Kitchen	18	14	Living Room		20	19	Bedroo		10	10
Dining Room	11	10	Master Bedroom Bedroom 2		15 11	14 10	Bedroo	om 4	10	10
Features			Room Details	Constru				County, Tax	and Finar	cina
Approx SqFt Range: 1,401 - 1,60 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/Soutexposure Exterior Features: Patio Features: Fix-Up Needs Repair		Master Bath Additional E Clst; Othr Bo Laundry: W Laundry	Itures: None Iroom: Full Bth Master Bdrm Bedroom: Mstr Bdr Walkin Ir Walkin Clst shr/Dry HookUp Only; Inside I: Eat-in Kitchen; Dining in	Const - Finish: F Construction: Fr Roofing: Comp S Fencing: Block Cooling: Refriger Heating: Electric Utilities: SRP Water: City Wate Sewer: Sewer - F Services: City Se	rame - W Shingle ration Heat Public			County Code: Mari Legal Subdivision: AN: 509-06-607 Lot Number: 36 Town-Range-Sectic Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,092/2 Ownership: Fee Sin New Financing: Ca Total Asum Mnth P Down Payment: \$ 0 Existing 1st Loan: Exist 1st Loan Terr Disclosures: Agence	on: 007 mple sh; Conve mts: \$ 0 Treat as Fi ns: cy Discl Re	ree&Clear
			Homeowner Asso	 ciation Information	on			Possession: Close	OI ESCIÓW	
Homeowners Assoc: N HOA Name: HOA Telephone:		/ Association	Fee Incl: No Fees	Assoc Rules/Info				Cap Imprv/Impact I Fee: 0 PAD Fee: \$ 0	Fee: 0.00L	and Leas

Listed by: On Time Real Estate (otre01)

Listing Dates

CDOM/ADOM: 163 / 163

Pricing and Sale Info

List Price: \$ 85,500

Special Listing Cond: Lender Owned Prop

Listing Contract Info

11917 W FLORES DR EI	Mirage, AZ 85	335			Client Repo	<mark>rt</mark> (21)	\$85,900
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 Ele Sch Dist: 089 - Dysart Unified District Tax M Market Plann Mode Build Hun E Map 0 Ele Sch Dist: 089 - Dysart Unified District High			Subdivision: Tax Municipa Marketing Na Planned Cm Model: Builder Nam Hun Block: 1 Map Code/G High School High School Flores, Home on, upstairs laun	Sundial 2 ality: El Mirage ame: ty Name: e: Hancock 11900 W rid: M29 Dist #: 089 - Dysart Unifie : Dysart on South side of street.			
	d a great location	! Near community park and \	valking path,	new dining, and Bedroon			0 10
	Master Bedroom		13 13	Bedroon		•	0 10
	Bedroom 2		10 10		er Room		5 19
Features		Room Details	Cor	struction & U	tilities	County, Tax and I	inancing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage		ures: Range/Oven; efrigerator; Pantry oom: Full Bth Master Bdrm edroom: Master Bdrm Split; Dwnstrs; Mstr Bdr Walkin Walkin Clst hr/Dry HookUp Only; Inside Breakfast Bar; Dining in 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 Services: City Services			County Code: Maricopa		
Horses: N Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Yrd Wtring Sys Froi Features: Complex Feature: Children's Playgrnd Biking/Walking Path Flooring: Carpet; Laminate	Master Bathr Additional Be Master Bdrm I Clst; Othr Bdr nt Laundry: Wsl Laundry Dining Area: LR/GR	oom: Full Bth Master Bdrm edroom: Master Bdrm Split; Dwnstrs; Mstr Bdr Walkin	Construction Roofing: All Fencing: Ble Cooling: Re Heating: Ga Utilities: AP Water: City Sewer: Sew Services: C Technology Intrnt Aval	n: Frame - Wo Tile ock frigeration s Heat S Water er - Public; Sev ty Services : Cable TV Ava	od ver in & Cnctd nil; HighSpd	Legal Subdivision: SUN AN: 509-06-004 Lot Number: 457 Town-Range-Section: 3I Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,267/2007 Ownership: Fee Simple New Financing: Cash; Fi Conventional Total Asum Mnth Pmts: Down Payment: \$ 0 Existing 1st Loan: Conv as Free&Clear Exist 1st Loan Terms: N Disclosures: Agency Dis Possession: Close of Es	N-1W-13 HA; \$ 0 entional; Treat on Assumable cl Req; None
Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Yrd Wtring Sys Frontier Features: Complex Feature: Children's Playgrnd Biking/Walking Path	Master Bathr Additional Be Master Bdrm I Clst; Othr Bdr nt Laundry: Wsl Laundry Dining Area: LR/GR	oom: Full Bth Master Bdrm edroom: Master Bdrm Split; Dwnstrs; Mstr Bdr Walkin Walkin Clst hr/Dry HookUp Only; Inside Breakfast Bar; Dining in	Construction Roofing: All Fencing: Bla Cooling: Re Heating: Ga Utilities: AP Water: City Sewer: Sew Services: C Technology Intrnt Aval Energy Feat	n: Frame - Wo Tile ock frigeration s Heat S Vater er - Public; Sev ty Services : Cable TV Ava ures: Multi-Pa	od ver in & Cnctd nil; HighSpd	AN: 509-06-004 Lot Number: 457 Town-Range-Section: 3l Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,267/2007 Ownership: Fee Simple New Financing: Cash; Fi Conventional Total Asum Mnth Pmts: Down Payment: \$ 0 Existing 1st Loan: Conv as Free&Clear Exist 1st Loan Terms: N Disclosures: Agency Dis	N-1W-13 HA; \$ 0 entional; Treat on Assumable cl Req; None
Fireplace: No Fireplace Property Description: Desert Front; North/South Exposure Exterior Features: Yrd Wtring Sys Frontier Features: Complex Feature: Children's Playgrnd Biking/Walking Path	Master Bathr Additional Be Master Bdrm I Clst; Othr Bdr Laundry: Wsl Laundry Dining Area: LR/GR Other Rooms HOA Fee/Pai Association I	coom: Full Bth Master Bdrm edroom: Master Bdrm Split; Dwnstrs; Mstr Bdr Walkin Walkin Clst hr/Dry HookUp Only; Inside Breakfast Bar; Dining in s: Family Room; Loft	Construction Roofing: All Fencing: Blo Cooling: Re Heating: Ga Heating: Ga Utilities: AP Water: City 'I Sewer: Sew Services: C Technology Intrnt Aval Energy Fear Ciation Inforn Assoc Rule NoVsble Trk	n: Frame - Wo Tile Dock frigeration S Heat S Water er - Public; Sev ty Services : Cable TV Ava ures: Multi-Pa	ver in & Cnctd hil; HighSpd ne Wndws ((See Rmrks); hl OK (See	AN: 509-06-004 Lot Number: 457 Town-Range-Section: 3l Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,267/2007 Ownership: Fee Simple New Financing: Cash; Fi Conventional Total Asum Mnth Pmts: Down Payment: \$ 0 Existing 1st Loan: Conv as Free&Clear Exist 1st Loan Terms: N Disclosures: Agency Dis	HA; \$ 0 entional; Treat on Assumable cl Req; None crow

Listed by: West USA Premier Properties (wupp01)

CDOM/ADOM: 50 / 50

List Price: \$ 85,900

Special Listing Cond: Lender Owned Prop

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: N Spa: None EF: 42FR2G Lot Size: 1 - 7,50 Level: Single Lev Dwelling Type: S	o Pool	Subdivision: Upland Park Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Builder Name: Scott Homes Hun Block: 2600 N Map Code/Grid: P30	
		5 - Littleton Elementary Dis ool: Canyon Breeze Canyon Breeze	High School Dist #: 214 - Tolleson U High School: Westview	Union District

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'

			Construction & Ut		County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ires: Range/Oven;	Architecture: Ranch		County Code: Maricopa
Parking: 2 Car Garage	Dishwasher; R	efrigerator	Const - Finish: Painted; Stu	icco	Legal Subdivision: SANCTUARY AT
lorses: N	Master Bathro	oom: Full Bth Master Bdrm	Construction: Frame - Woo	d	AVONDALE PARCELS 2 AND 4
Fireplace: No Fireplace	Additional Be	droom: Mstr Bdr Walkin	Roofing: All Tile		AN : 101-54-722
Exterior Features: Patio	Clst		Fencing: Block		Lot Number: 59
eatures:			Cooling: Refrigeration		Town-Range-Section: 1N-1E-18
Flooring: Carpet; Tile	Laundry: Wsh	r/Dry HookUp Only	Heating: Electric Heat		Cty Bk&Pg:
	Dining Area:	Eat-in Kitchen	Utilities: SRP		Plat:
	Other Rooms	: Family Room	Water: City Water		Taxes/Yr: \$ 1,346/2007
			Sewer: Sewer - Public; Sew	er in & Cnctd	Ownership: Fee Simple
			Services: City Services		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 Asso	ciation Information		
lomeowners Assoc: Y	HOA Fee/Paid	I: \$ 31/Monthly	Assoc Rules/Info: Prof Mar	naged	Cap Imprv/Impact Fee: 0Land Lease
IOA Name:	Association F	ee Incl: Common Area			Fee: 0
HOA Telephone:	Maint				PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Conti	ract Info
CDOM/ADOM: 1 / 4		List Price: \$ 86,685			
				Special Listin	ng Cond: Lender Owned Prop
isted by: Century 21 Arizona Foothills (c	ere22)				

1722 E Encinas LN Phoenix, AZ 85040

Client Report (23)

Hun Block: 4150 S

Map Code/Grid: R35

\$88,900

Active



2961836 Residential Single Family - Detached

Beds/Baths: 3 / 2
SF: 1,553 /
Year Built: 2005
Pool - Private: No Pool
Spa: None
EF: 32R2G

Single Family - Detached

Subdivision: Overall Place
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: TJ Development Inc.

EF: 32R2G Lot Size: 1 - 7,500 Level: Single Level

Dwelling Type: Single Family - Detached

Ele Sch Dist: 066 - Roosevelt Elementary District High School Dist #: 210 - Phoenix Union District

Elementary School: Martin Luther King High School: South Mountain Jr. High School: P. L. Julian

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace	Kitchen Featu Master Bathro	oom: Full Bth Master Bdrm or/Dry HookUp Only; Inside	Construction & Utilities Construction: 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, Tax and Financing 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 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Reg; None
					Possession: Close of Escrow
	•	Homeowner Asso	ciation Information		
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association F	ee 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 Cont	ract Info
CDOM/ADOM: 196 / 196		List Price: \$ 88,900		Special Listin	ng Cond: Lender Owned Prop
Listed by: Prestige Realty (pstg01)					

8204 W APACHE ST Phoenix, AZ 85043

Client Report (24)

\$88,900

Active



2974753 Single Family - Detached Residential Beds/Baths: 4 / 2 Subdivision: Millennium Estates SF: 1,480 /

Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Millennium Estates Pool - Private: No Pool

Spa: None Model: **EF**: 422G Builder Name: Brown Family Lot Size: 1 - 7,500 Hun Block: 1900 S Level: Single Level Map Code/Grid: Q31

Ele Sch Dist: 045 - Fowler Elementary District High School Dist #: 214 - Tolleson Union District

Elementary School: Sun Canyon High School: La Joya Jr. High School: Sun Canyon

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

Year Built: 2002

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.

Dwelling Type: Single Family - Detached

Features	Room Details	Construction & Ut	tilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Features: Pantry	Const - Finish: Painted; St	ucco	County Code: Maricopa
Parking: 2 Car Garage	Master Bathroom: Full Bth Master Bo	rm Construction: Frame - Woo	od	Legal Subdivision:
Horses: N	Additional Bedroom: Mstr Bdr Walkir	Roofing: All Tile		AN: 104-32-066
Fireplace: No Fireplace	Clst	Fencing: Block		Lot Number: 53
Property Description: Corner Lot;		Cooling: Other (See Rema	rks)	Town-Range-Section: 1N-1E-14
North/South Exposure	Laundry: Wshr/Dry HookUp Only; Ins	de Heating: Electric Heat		Cty Bk&Pg:
Exterior Features: Patio; Covered	Laundry	Utilities: APS		Plat:
Patio(s)	Dining Area: Dining in LR/GR	Water: City Water		Taxes/Yr: \$ 1,589/2007
Features: Fix-Up Needs Repair; 9+ Flat	Other Rooms: Great Room	Sewer: Sewer - Public		Ownership: Fee Simple
Ceilings		Energy Features: Multi-Pa	ne Wndws	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 A	ssociation Information		
Homeowners Assoc: Y	HOA Fee/Paid: \$ 102/Quarterly	Assoc Rules/Info: Prof Ma	naged	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name: Spring Meadows	Association Fee Incl: Common Area			Fee: 0
HOA Telephone: 602-437-4777	Maint			PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 159 / 159	List Price: \$ 88,900			
Off Market Date: 07/04/2008				
			Special Listi	ng Cond: Lender Owned Prop
Listed by: Arizona Premier Realty Homes	& Land (aprh01)			
	· 1 /			

1201 S 107TH LN Avondale, AZ 85323

Client Report (25)

\$89,000

Active



4006839 Residential Single Family - Detached

Beds/Baths: 4 / 2
SF: 1,621 / Sepailt: 2003
Pool - Private: No Pool
Spa: None

Single Family - Detached

Subdivision: Littleton Manor
Tax Municipality: Avondale
Marketing Name:
Planned Cmty Name:
Model:

Spa: None Model:
EF: 42R2G Builder Name: Taylor Woodrow

Lot Size: 10,001 - 12,500
Level: Single Level

Dwelling Type: Single Family - Detached

Hun Block: 1200 S
Map Code/Grid: Q30

Ele Sch Dist: 065 - Littleton Elementary District High School Dist #: 214 - Tolleson Union District

Elementary School: Littleton

Jr. High School: Littleton

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 & Ut	ilitios	County, Tax and Financing
1 0				ilities	J,
Approx SqFt Range: 1,601 - 1,800		ures: Dishwasher; Kitchen			County Code: Maricopa
Parking: 2 Car Garage	Island				Legal Subdivision: LITTLETON MANOR
Horses: N		room: Full Bth Master Bdrm	Roofing: All Tile		AN : 101-20-322
Fireplace: No Fireplace		edroom: Mstr Bdr Walkin	Fencing: Block		Lot Number: 22
	Clst		Cooling: Refrigeration		Town-Range-Section: 1N-1E-18
Features:			Heating: Electric Heat		Cty Bk&Pg:
		hr/Dry HookUp Only	Utilities: SRP		Plat:
	Dining Area:	Eat-in Kitchen	Water: City Water		Taxes/Yr: \$ 1,400/2007
			Sewer: Sewer - Public		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 Asso	ciation Information		
Homeowners Assoc: Y	/		Assoc Rules/Info: Prof Mai	naged	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association	Fee Incl: Common Area		Ü	Fee: 0
HOA Telephone:	Maint				PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 73 / 74		List Price: \$ 89,000			
				Special Listi	ng Cond: Lender Owned Prop
Listed by: Century 21 Northwest Realty	(cere10)			•	

2701 E CHIPMAN RD Phoenix, AZ 85040

Client Report (26)

\$89,000

Active



4026408 Single Family - Detached Residential Beds/Baths: 3 / 2 Subdivision: Ben-Jo Estates SF: 1,570 / Tax Municipality: Phoenix Year Built: 2000 Marketing Name: Pool - Private: No Pool Planned Cmty Name:

Spa: None Model: Builder Name: unknown **EF**: 32FR2G

Lot Size: 10,001 - 12,500 Hun Block: 5000 S Level: Single Level Map Code/Grid: R35 Dwelling Type: Single Family - Detached

Ele Sch Dist: 066 - Roosevelt Elementary District High School Dist #: 210 - Phoenix Union District

Elementary School: Palmdale High School: South Mountain Jr. High School: None

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ures: None	Const - Finish: Painted; Stu	JCCO	County Code: Maricopa
Parking: 2 Car Garage	Master Bathre	oom: Full Bth Master Bdrm	Construction: Frame - Woo	od	Legal Subdivision: BEN-JO ESTATES
Horses: N			Roofing: Comp Shingle		LOTS 137-158
Fireplace: No Fireplace			Fencing: Block		AN: 122-55-030
Property Description: Corner Lot;	Laundry: Wsh	nr/Dry HookUp Only; Inside	Cooling: Refrigeration		Lot Number: 57
North/South Exposure	Laundry		Heating: Electric Heat		Town-Range-Section: 1N-3E-26
Exterior Features: Covered Patio(s)	Dining Area:	Eat-in Kitchen	Utilities: SRP		Cty Bk&Pg:
Features: Fix-Up Needs Repair	Other Rooms	: Family Room	Water: City Water		Plat:
			Sewer: Sewer - Public		Taxes/Yr: \$ 1,135/2007
			Services: City Services		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 Asso	ciation Information		
Homeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association F	Fee Incl: No Fees			Fee: 0
HOA Telephone:					PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Conti	ract Info
CDOM/ADOM: 138 / 163		List Price: \$ 89,000			
				Coosial Listin	og Condu Londor Owned Bron
				Special Listil	ng Cond: Lender Owned Prop
Listed by: Prudential Arizona Properties (p	raz04)				

10241 W PASADENA AVE Glendale, AZ 85307

Client Report (27)

\$89,500

Active



4054213 Residential Single Family - Detached

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

Ele Sch Dist: 092 - Pendergast Elementary District

Elementary School: Sonoran Sky Jr. High School: Sonoran Sky Subdivision: CAMELBACK GREENS Tax Municipality: Glendale

Marketing Name: Planned Cmty Name: Model:

Builder Name: Unk Hun Block: 5100 N Map Code/Grid: N30

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 & Ut	ilities	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	Additional Be Clst Laundry: Wsl Laundry Dining Area: Other Rooms	oom: Full Bth Master Bdrm edroom: Mstr Bdr Walkin	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		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 Asso	ciation Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:		d: \$ 47/Monthly Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Mar	Ü	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Conti	ract Info	
CDOM/ADOM: 8 / 8		List Price: \$ 89,500		Special Listin	ng Cond: Lender Owned Prop	
Listed by: Infinity Wealth Real Estate (tstn0	01)	I				

11226 W LOCUST LN Avondale, AZ 85323

Client Report (28)

\$89,900



2997160 Residential Single Family - Detached Active Beds/Baths: 3 / 2.5 Subdivision: Durango Park Tax Municipality: Avondale SF: 1,526 / Year Built: 2005 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 32.5R2G Builder Name: Sunstone Lot Size: 1 - 7,500 Hun Block: 2000 S Level: Two Levels Map Code/Grid: Q30

Dwelling Type: Single Family - Detached

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Features: Other (See Remarks	Const - Finish: Painted; Stu	ucco	County Code: Maricopa
Parking: 2 Car Garage	Master Bathroom: Full Bth Master Bdrm	Construction: Frame - Woo	od	Legal Subdivision:
Horses: N		Roofing: All Tile		AN: 101-54-362
Fireplace: No Fireplace		Fencing: Block		Lot Number: 550
	Laundry: Other (See Remarks)	Cooling: Refrigeration		Town-Range-Section: 1N-1E-18
Features:	Dining Area: Dining in LR/GR	Heating: Electric Heat		Cty Bk&Pg:
		Utilities: SRP		Plat:
		Water: City Water		Taxes/Yr: \$ 1,347/2008
		Sewer: Sewer - Public		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 Ass	ociation Information		
Homeowners Assoc: Y	HOA Fee/Paid: \$ 62/Quarterly	Assoc Rules/Info: Prof Mai	naged	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association Fee Incl: Common Area			Fee: 0
HOA Telephone:	Maint			PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Conti	ract Info
CDOM/ADOM: 157 / 158	List Price: \$ 89,900			
			Special Listin	ng Cond: Lender Owned Prop
Listed by: Magnum Opus Realty LLC (mag	gn01)			

Builder Name: Kaufman & Broad

Hun Block: 11800 W

Map Code/Grid: L29

Active



3009324 Residential Single Family - Detached

Beds/Baths: 4 / 2.5
SF: 2,374 / Tax Municipality: El Mirage
Warketing Name:
Pool - Private: No Pool
Spa: None

Spa: None

Model:

Spa: None EF: 42.5FRDO2G Lot Size: 1 - 7,500 Level: Two Levels

Extra-large master w/ spacious walk-in closet. Bath has separate garden tub/shower and dual sinks as is only will not go FHA

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart High School: Dysart

Jr. 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.

Features		Room Details	Construction & Ut	ilities	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 Feati Dishwasher; I Kitchen Island Master Bathr Separate Shw Additional Be Upstairs; Mstr Laundry: Insi Dining Area: Breakfast Bar	ures: Range/Oven; Disposal; Microwave; Pantry; Dom: Full Bth Master Bdrm; rr & Tub; Double Sinks droom: Master Bdrm Bdr Walkin Clst de Laundry Formal; Eat-in Kitchen; s: Family Room;	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: AM: 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 Assoc	ciation Information			
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association I Maint	Fee Incl: Common Area	Assoc Rules/Info: Self Mar	J	Rec Center: N Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 137 / 138		List Price: \$ 89,900		Special Listin	ng Cond: Lender Owned Prop	
Listed by: Prudential Arizona Properties (p.	raz04)					

3714 W Chambers ST Pho	enix, AZ 850	41			Client Repor	t (30) \$89,900
		3029076 Res	idential	Single Fa	mily - Deta	ched Active
	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 - Lave Elementary School: Mat Jr. High School: Maurice	ırice C. Cash	ict		Dist #: 210 - Phoenix Union District : Cesar Chavez	
Cross Streets: Southern & 35th Avenue	Directions: So	uthern to 35th Avenue, N c	n 35th to Chambers	(no street	sign on left), V	V 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 be 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 Roon	n	14	16	Bedroom 3	10 10
	Master Bed	room	10	11		
	Bedroom 2		10	10		
Features		Room Details	Constru	ction & Uti	lities	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	Master Bathro	ures: Other (See Remarks com: Full Bth Master Bdrm nr/Dry HookUp Only; Inside Eat-in Kitchen	Const - Finish: S Construction: Fr Roofing: All Tile	Stucco rame - Wood Link ration Heat		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 Ass	ociation Information	on		
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association F	Fee Incl: No Fees	Assoc Rules/Info	o: None		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0

Listed by: Desert Pride Realty (dstp01)

CDOM/ADOM: 104 / 104

Listing Dates

Pricing and Sale Info

List Price: \$ 89,900

Special Listing Cond: Lender Owned Prop

Listing Contract Info

	x, A	Z 85043				Client Repo	ort (31)			\$89,900
			3029228 Resid	lential	Single	e Family	- Deta	ched	A	ctive
	SF: 1,532 / Year Built: 1999 Pool - Private: No Pool Spa: None EF: 42R2G Lot Size: 1 - 7,500			Tax M Marke Plann Model Builde Hun E	Subdivision: WESTRIDGE PARK 7 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: WESTRIDGE PARK Model: Builder Name: PA Development Hun Block: 6300 W Map Code/Grid: Q32					
		1	Ele Sch Dist: 045 - Fowler Elementary School: Fowler Jr. High School: Santa Ma	er	rict	_		Dist #: 214 - Tol Tolleson	leson Union Di	strict
Cross Streets: 67th Ave & Buckeye	Dire	ctions: South	on 67th to Pima, East to 63rd	l, South to proper	ty.					
Remarks: Fantastic Bank Owned Fo SouthWest Valley neighborhood. Hot Convenient to Valley Freeways, scho Wells Fargo employees, its affiliates Kitchen	me is ools ar or sub 16	bargain priced nd all the Wes osidiaries and 12	I for quick sale. Fix up, and wi t Phoenix/ Westgate attractior their immediate family member Living Room	ill be very tough tons. Information de	o qualify eemed r purchas	for standa eliable but I se. Move fa 13	rd FHA Buyer to st, at thi Bedroo	or VA financing in verify all materies price this one verify	n it s current co al facts includir will not last lon 11	endition. ag schools. g. 11
Family Room	16	12	Master Bedroom Bedroom 2		15 11	13 11	Bedroo	m 4	12	11
Features			Room Details	Constru		& Utilities		County	Tay and Einan	nina
Approx SqFt Range: 1,401 - 1,600		Kitchen Fea Master Bath		Constru Const - Finish:				County, County Code: N	Tax and Finan	cing

Homeowner Association Information	
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Homeowners Assoc: Y
HOA Fee/Paid: \$ 20/Monthly
Association Fee Incl: Common Area
HOA Telephone: 480-513-6846
HOA Telephone: 480-513-6846
HOA Telephone: 480-513-6846

HOA Fee/Paid: \$ 20/Monthly
Association Fee Incl: Common Area
Maint

Assoc Rules/Info: Prof Managed
Fee: 0
PAD Fee: \$ 0

Listing Dates Pricing and Sale Info Listing Contract Info

CDOM/ADOM: 104 / 104

List Price: \$ 89,900

Special Listing Cond: Lender Owned Prop

Prepared by Greg Swann, ABR,CRS,GRI

Active



3033900 Single Family - Detached Residential

> Subdivision: CAMBRIDGE ESTATES Tax Municipality: Avondale Marketing Name: CAMBRIDGE ESTATES Planned Cmty Name: CAMBRIDGE ESTATES

Builder Name: TREND HOMES

Hun Block: 12000 W Map Code/Grid: Q29

Dwelling Type: Single Family - Detached

Ele Sch Dist: 065 - Littleton Elementary District

Elementary School: Littleton Jr. High School: Underdown

Pool - Private: No Pool

Lot Size: 1 - 7,500

Level: Two Levels

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 downstair 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		ilities	County, Tax and Financing	
Features 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 Feati Dishwasher; I Island Master Bathr Double Sinks Additional Be Upstairs; Mstr Laundry: Wsl Laundry	ures: Range/Oven; Disposal; Pantry; Kitchen com: Full Bth Master Bdrm; Edroom: Master Bdrm Bdr Walkin Clst hr/Dry HookUp Only; Inside Eat-in Kitchen; Dining in g in FR	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		County, Tax and Financing 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 Asso	ciation Information			
		id: \$ 50/Monthly Fee Incl: Common Area Assoc Rules/Info: Pets OK NoVsble TrkTrlrRvBt		(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	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 Mirag	e, AZ 85335	5			Client Report ((33)	\$89,900
	our smart buye	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 Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart Jr. High School: Dysart coma, east to 124th Ln. west to property. yer. Four bedroom with two baths and a huge back yard. Plenty of re		Subdivision: Tax Municipa Marketing Na Planned Cmt Model: Sedor Builder Nam Hun Block: 1 Map Code/Gr High School:	ion: Rancho El Mirage icipality: El Mirage g Name: Lender owned opportunity Cmty Name: edona lame: D.R. Horton kk: 14000 W le/Grid: L29 lool Dist #: 089 - Dysart Unified District lool: Dysart		
occupied so no SPDS or clue report. Hous Kitchen 18 9	Living Room Master Bedroom Bedroom 2		and measuremen 20 13 11	14 12 10	Bedroom 3 Bedroom 4	1	
Features		Room Details	Constr	ruction & Uti	lities	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	Dishwasher; Dishwaster Bathr		Architecture: C Const - Finish: Construction: R Roofing: All Tile Fencing: Block Cooling: Refrig Heating: Electri Utilities: APS Water: City Wat Sewer: Sewer Technology: Ci Intrnt Aval Energy Feature	: Painted; Stu Frame - Woo e ingeration ic Heat ter - Public able TV Avail	cco d l; HighSpd an(s)	County Code: Maricopa Legal Subdivision: RA MIRAGE PARCEL G AN: 509-13-262 Lot Number: 1423 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,163.16/20 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts Down Payment: \$ 0 Existing 1st Loan: Tree Exist 1st Loan Terms: Disclosures: None; Oth Possession: Close of E	NCHO EL 3N-1W-11 007 2VA; FHA; 3: \$ 0 at as Free&Clear Non Assumable ner (See Remarks)
		Homeowner Asso	ciation Informat	tion			
Homeowners Assoc: Y HOA Name: HOA Telephone:		d: \$ 60/Quarterly Fee Incl: Common Area				Cap Imprv/Impact Fee: Fee: 0 PAD Fee: \$ 0	0Land Lease
Listing Dates		Pricing and Sale Info			Listing Contr	act Info	
CDOM/ADOM: 295 / 42		List Price: \$ 89,900					

Listed by: Re/Max Renaissance Realty (rmrr01)

Special Listing Cond: Lender Owned Prop

2531 S 114TH LN Avondale, AZ 85323

Client Report (34)

\$89,900

Active



4046424 Residential Single Family - Detached

Beds/Baths: 3 / 2 Subdivision: Durango Park

SF: 1,447 / Tax Municipality: Avondale
Year Built: 2004 Marketing Name:
Pool - Private: No Pool Planned Cmty Name:
Spa: None Model:

EF: 32FRH2G
Lot Size: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Builder Name: Unknown
Hun Block: 2012 S
Map Code/Grid: Q30

Ele Sch Dist: 065 - Littleton Elementary District High School Dist #: 214 - Tolleson Union District

Elementary School: Littleton

Jr. High School: Tolleson

Jr. High School: None

Cross Streets: Lower Buckeye & Avondale BLVD Directions: TAKE LOWER BUCKEYE E TO AVONDALE, TURN N ON TO AVONDALE, R ONTO W WHYMAN AVE, IMMEDFIATE 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 Feat Master Bathr Laundry: Ws Dining Area:	ures: Pantry	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 Asso	ciation Information		
Homeowners Assoc: Y HOA Name: Durango Park HOA HOA Telephone:		d: \$ 42/Monthly Fee Incl: Common Area	Assoc Rules/Info: Pets OK Prof Managed	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 24 / 24		List Price: \$ 89,900		Special Listi	ng Cond: Lender Owned Prop
Listed by: Merit Realty LLC (mrtr01)					

1513 E CHIPMAN RD Phoenix, AZ 85040

Client Report (35)

Single Family - Detached

\$89,900

Active



4046888 Residential

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

Elementary School: Rose Linda Jr. High School: Rose Linda Subdivision: Ridgefield
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: unknown
Hun Block: 5000 S
Map Code/Grid: R34

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, 110, Shopping, Restaurants & more! A little TLC makes this house a home!**Sold 'AS IS'.

Ele Sch Dist: 066 - Roosevelt Elementary District

Features		Room Details	Construction & Ut	ilities	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 Feat Dishwasher; I Pantry; Kitche Master Bathr Additional Be Upstairs Laundry: Insi Dining Area:	ures: Range/Oven; Disposal; Refrigerator; en Island oom: Full Bth Master Bdrm edroom: Master Bdrm	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: Ceilling 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 Asso	ciation Information			
		d: \$ 78/Monthly Fee Incl: Front Yard Maint; a Maint; Street Maint	Assoc Rules/Info: FHA Approved Prjct; Prof Managed		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info	g and Sale Info Listing Co		tract Info	
CDOM/ADOM: 150 / 156		List Price: \$ 89,900		Special Listing Cond: Lender Owned Prop		
Listed by: Pivotal Properties (xprs01)				-poolar Elsti	ng Tena. Zondor Omnod i Top	

12409 W SHARON DR EI Mirage, AZ 85335

Client Report (36)

Single Family - Detached

\$89,900

Active



4047222 Residential

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: Sing

Dwelling Type: Single Family - Detached **Ele Sch Dist:** 089 - Dysart Unified District

Elementary School: Dysart Jr. High School: Dysart

Subdivision: Parque Verde Tax Municipality: El Mirage Marketing Name: Planned Cmty Name:

Model: Builder Name: unknown Hun Block: 13500 N

High School Dist #: 089 - Dysart Unified District

High School: Dysart

Map Code/Grid: L29

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 & Ut	ilities	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:	Dishwasher; E Master Bathr Separate Shw Additional Be	•	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 Asso	ciation Information		
Homeowners Assoc: N / HOA Name: Association HOA Telephone:		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: 53 / 53		List Price: \$ 89,900		Special Listing Cond: Lender Owned Prop	
Listed by: West USA Premier Properties (v	wupp01)				



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

Elementary School: Villa de Paz

Jr. High School: Villa De Paz

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 Parking: 2 Car Garage; Atto		Kitchen Fe Dishwasher	atures: Range/Oven;	Architecture: Ranch Const - Finish: Painte	d; Stucco		ounty Code: Maricopa gal Subdivision:		
Cabinets Horses: N		Master Bat Double Sinl	hroom: Full Bth Master Bdrm;	Construction: Frame Roofing: All Tile	- Wood		N: 102-82-866 ot Number: 98		
Fireplace: No Fireplace Property Description: North	th/South			Fencing: Block Cooling: Refrigeration			wn-Range-Section: 2N-1E-20 y Bk&Pg:		
· ·				Heating: Electric Heat Utilities: SRP			Plat: Taxes/Yr: \$ 1,668/2008		
Patio(s); Storage Shed(s); Yeront; Yrd Wtring Sys Back		, ,		Water: City Water Sewer: Sewer - Public			wnership: Fee Simple ew Financing: Cash; VA; FHA;		
Features: Vaulted Ceiling(s Steps				Services: City Service: Technology: Cable TV		Spd To	onventional otal Asum Mnth Pmts: \$ 0		
Complex Feature: Community Pool				Intrnt Aval Energy Features: Sun	screen(s); C	Ceiling Do	otal Encumbrance: \$ 0		
				Fan(s)			cisting 1st Loan: Treat as Free&Clear cist 1st Loan Terms: Non Assumable		
							sclosures: Agency Discl Req; None ossession: Close of Escrow		
	Homeowner Association Information								

Homeowner A	Associa	ation I	Informat	ion

Homeowners Assoc: Y Assoc Rules/Info: Prof Managed Cap Imprv/Impact Fee: 0Land Lease Association Fee Incl: Common Area HOA Name: ASA Property Mangmen Fee: 0

HOA Telephone: 623-691-0567 Maint PAD Fee: \$ 0

Pricing and Sale Info Listing Dates **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

Active



4052021 Residential Single Family - Detached

Beds/Baths: 4 / 2.5
SF: 1,580 / Tax Municipality: Phoenix
Year Built: 2003
Pool - Private: No Pool
Spa: None

Model:

Dwelling Type: Single Family - Detached

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 PI, East on Chipamn 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	ı	Room Details	Construction & Ut	ilities	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	Kitchen Featu Master Bathro Additional Be Upstairs Laundry: Wsh	ires: Other (See Remarks) pom: Full Bth Master Bdrm droom: Master Bdrm ir/Dry HookUp Only; Inside Formal; Breakfast Bar	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: SRP		Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: SRP Water: City Water		Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Other (See Remarks) Heating: Electric Heat Utilities: SRP Water: City Water		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
Complex Feature: Children's Playgrnd	Dining Area. I	FUIIIII, DIEANIASEDAI	Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval		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 Asso	ciation Information						
Homeowners Assoc: Y HOA Name: HOA Telephone:		d: \$ 78/Monthly Fee Incl: Front Yard Maint; a Maint		naged	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0				
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info				
CDOM/ADOM: 12 / 15		List Price: \$ 89,900		Special Listi	ng Cond: Lender Owned Prop				
Listed by: Avalar Real Estate (denm02)	<u>'</u>								

2246 S 63RD DR Phoenix, AZ 85043 \$89,900 Client Report (39) 4054280 Residential Single Family - Detached Active Beds/Baths: 3 / 2 Subdivision: PARK AT TERRALEA SF: 1,440 / Tax Municipality: Maricopa Year Built: 2000 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: . **EF**: 32R2G Builder Name: beazer Lot Size: 1 - 7.500 Hun Block: 2200 S Level: Single Level Map Code/Grid: Q32 Dwelling Type: Single Family - Detached Ele Sch Dist: 045 - Fowler Elementary District High School Dist #: 214 - Tolleson Union District Elementary School: Fowler High School: Tolleson Jr. High School: Fowler 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 Bedroom 3 10 11 19 Dining Room 10 12 Master Bedroom 14 18 Den/Other Room 10 11 Bedroom 2 10 10 **Construction & Utilities** County, Tax and Financing **Features Room Details** Approx SqFt Range: 1,401 - 1,600 Kitchen Features: None Architecture: Other (See Remarks) County Code: Maricopa Legal Subdivision: PARK AT Parking: 2 Car Garage Master Bathroom: Full Bth Master Bdrm Const - Finish: Stucco Horses: N Construction: Frame - Wood TERRALEA Fireplace: No Fireplace Roofing: All Tile AN: 104-37-168 Laundry: Wshr/Dry HookUp Only Fencing: Block Lot Number: 166 Property Description: Cul-De-Sac Lot Cooling: Refrigeration Dining Area: Breakfast Bar Town-Range-Section: 1N-2E-18 Heating: Electric Heat Cty Bk&Pg: Features: Skylight(s) Other Rooms: Great Room Utilities: APS Plat: Water: City Water Taxes/Yr: \$ 1,070/2007 Sewer: Sewer - Public Ownership: Fee Simple Technology: Cable TV Avail; HighSpd New Financing: Cash; Conventional Intrnt Aval Total Asum Mnth Pmts: \$ 0

Homoownor	Accordation	Information

Homeowners Assoc: Y
HOA Name:
HOA Telephone:

Association Fee Incl: Other (See Remarks)

Assoc Rules/Info: Self Managed
Fee: 0.00Land 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)		

Down Payment: \$ 0

Exist 1st Loan Terms:
Disclosures: None
Possession: Close of Escrow

Existing 1st Loan: Treat as Free&Clear

12514 W VIA CAMILLE -- El Mirage, AZ \$89,900 Client Report (40) 4057273 Residential Single Family - Detached Active Beds/Baths: 4 / 2.5 Subdivision: RANCHO EL MIRAGE PARCEL 1 SF: 2,178 / Tax Municipality: El Mirage Year Built: 2003 Marketing Name: Pool - Private: No Pool Planned Cmty Name: RANCHO EL MIRAGE PARCEL Spa: None **EF**: 42.5RO2G Model: Builder Name: DIETZ CRANE HOMES Lot Size: 1 - 7,500 Level: Two Levels Hun Block: 14100 N Dwelling Type: Single Family - Detached Map Code/Grid: L29 Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District Elementary School: Dysart High School: Dysart Jr. 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 Bedroom 3 Bedroom 2 0 0 Bedroom 4 **Features Room Details Construction & Utilities** County, Tax and Financing Architecture: Contemporary County Code: Maricopa Kitchen Features: Range/Oven; Unit Style: Two Levels Legal Subdivision: RANCHO EL Dishwasher MIRAGE PARCEL 1 Master Bathroom: Full Bth Master Bdrm Const - Finish: Stucco Additional Bedroom: Other Bdrm Construction: Frame - Wood AN: 509-13-090 Dwnstrs; Mstr Bdr Walkin Clst Roofing: All Tile Lot Number: 1263 Town-Range-Section: 3N-1W-11 Fencing: Block Laundry: Wshr/Dry HookUp Only Cooling: Refrigeration Cty Bk&Pg: Dining Area: Eat-in Kitchen; Breakfast Heating: Electric Heat Plat:

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: NoneFlooring: Carpet; Linoleum Utilities: APS Taxes/Yr: \$ 1,293/2007 Bar; Dining in LR/GR Other Rooms: Great Room; Loft Water: City Water Ownership: Fee Simple Sewer: Sewer - Public New Financing: Cash; Conventional Technology: Cable TV Avail 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 Fee/Paid: \$ 68.72/Quarterly Assoc Rules/Info: Prof Managed Rec Center: N HOA Name: Rossmar & Graham Association Fee Incl: Common Area Cap Imprv/Impact Fee: 0Land Lease HOA Telephone: (480) 551-4300 MaintHOA Transfer Fee Amt: 0 Fee: 0 PAD Fee: \$ 0 **Listing Dates** Pricing and Sale Info **Listing Contract Info** CDOM/ADOM: 4 / 6 List Price: \$ 89,900

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

Special Listing Cond: Lender Owned Prop

 2007 N 90TH LN Phoenix, AZ 85037
 Client Report (41)
 \$90,024

 4006170
 Residential
 Single Family - Detached
 Active

 Beds/Baths: 3 / 2
 Subdivision: Amber Palms

SF: 1,492 /
Year Built: 1996
Pool - Private: No Pool
Spa: None
EF: 32FR2G
Lot Size: 1 - 7,500
Level: Single Level

Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Unknown
Hun Block: 1800 N
Map Code/Grid: P31

Dwelling Type: Single Family - Detached

Ele Sch Dist: 017 - Tolleson Elementary District

High School Dist #: 214 - Tolleson Union District

Elementary School: Desert Oasis High School: Tolleson

Jr. High School: Desert Oasis

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 & Ut	ilities	County, Tax and Financing
Features 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 Featu Master Bathro Laundry: Wsh Laundry Dining Area:	ures: None noom: Full Bth Master Bdrm nr/Dry HookUp Only; Inside Eat-in Kitchen : Family Room	Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public		County, Tax and Financing 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)
	L	Homeowner Association Information		Possession: Close of Escrow	
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association F		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Contr	ract Info
CDOM/ADOM: 188 / 62		List Price: \$ 90,024		Special Lietiz	ng Cond: Lender Owned Prop
Listed by: Choice Real Estate Group (chre	e01)			Opeciai Listii	ig Cond. Lender Owned Flop

1404 E BLOCH RD Phoenix, AZ 85040

Client Report (42)

\$90,900

Active



4009309 Residential Single Family - Detached Beds/Baths: 4 / 2.5 Subdivision: RIDGEFIELD

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

Ele Sch Dist: 066 - Roosevelt Elementary District

Elementary School: Rose Linda Jr. High School: Rose Linda

Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model:

Builder Name: K HOVNANIAN Hun Block: 4950 S Map Code/Grid: R34

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, EFT (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 & Ut	:::::::	County Tay and Financina
					County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600		tures: Kitchen Island Const - Finish: Painted; Stu			County Code: Maricopa
Parking: 1 Car Garage	Master Bathr	room: Full Bth Master Bdrm Construction: Frame - Woo		od	Legal Subdivision: RIDGEFIELD
Horses: N			Roofing: All Tile		AN : 113-54-103
Fireplace: No Fireplace			Fencing: Block		Lot Number: 86
	_	nr/Dry HookUp Only	Cooling: Refrigeration		Town-Range-Section: 1N-3E-28
Features: Fix-Up Needs Repair	Dining Area:	Eat-in Kitchen	Heating: Electric Heat		Cty Bk&Pg:
			Utilities: SRP		Plat:
			Water: City Water		Taxes/Yr: \$ 1,039/2007
			Sewer: Sewer - Public		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 Asso	ciation Information		
Homeowners Assoc: Y	/		Assoc Rules/Info: Pets OK	(See Rmrks)	Cap Imprv/Impact Fee: 1.00Land Lease
HOA Name: Ridgefield-Verify	Association I	Fee Incl: Common Area		,	Fee: 0
HOA Telephone: 602-539-1396	Maint				PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 78 / 83		List Price: \$ 90.900			
				Special Listing Cond: Lndr/Corp Aprvl Regd; Lender	
				Owned Prop	
Listed by: Realty USA Southwest (usas01)				

11506 W BLOOMFIELD RD EI Mirage, AZ 85335 \$91,900 Client Report (43) 4009615 Residential Single Family - Detached Active Beds/Baths: 3 / 2 Subdivision: Arizona Brisas SF: 2,180 / Tax Municipality: El Mirage Year Built: 2001 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 32RO2G Builder Name: KB Homes Lot Size: 1 - 7,500 Hun Block: 1250 N Level: Two Levels Map Code/Grid: L29 Dwelling Type: Single Family - Detached Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 097 - Deer Valley Unified District Elementary School: El Mirage High School: Dysart Jr. High School: Dysart Cross Streets: El Mirage & Cactus Directions: East on Cactus, N On Main St, East on Charter Oak ST, N on 117th Ave, E on Bloomfield to propery. 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 Kitchen Features: Disposal; Kitchen County Code: Maricopa Architecture: Spanish Legal Subdivision: ARIZONA BRISAS Parking: 2 Car Garage Const - Finish: Stucco Horses: N Master Bathroom: Full Bth Master Bdrm; Construction: Frame - Wood PHASE 3 AN: 509-06-813 Fireplace: No Fireplace Double Sinks Roofing: Comp Shingle Property Description: Desert Front Additional Bedroom: Master Bdrm Lot Number: 242 Fencing: Block Exterior Features: Covered Patio(s); Yrd Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Cooling: Refrigeration Town-Range-Section: --Wtring Sys Front; Yrd Wtring Sys Back Heating: Electric Heat Walkin Clst Cty Bk&Pg:

Features: Fix-Up Needs Repair Flooring: Carpet; Vinyl	,	hr/Dry HookUp Only Eat-in Kitchen s: Loft	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		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	
					Possession. Close of Escrow	
		Homeowner Asso	ciation 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 Cont	ract Info	
CDOM/ADOM: 54 / 54		List Price: \$ 91,900		Special Listi	ng Cond: Lndr/Corp Aprvl Regd; Lender	
				Owned Prop		

Listed by: Prudential American Associates Real Estate (praa03)

9127 W ELWOOD ST Tolleson, AZ 85353

Client Report (44)

\$92,000



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

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 Roo	m	18	11	Bedroom 3	12 10
			Master Bed	droom	16	14	Bedroom 4	10 10
			Bedroom 2		14	10		
	Features			Room Details	Constru	ction & Utili	ties	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 Fe Microwave Master Bat Separate SI Exparate SI Laundry: W		Microwave Master Bathi Separate Shv Laundry: Ws	room: Full Bth Master Bdrm; room: Full Bth Master Bdrm; vr & Tub; Double Sinks hr/Dry HookUp Only 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 Asso	ciation Informatio	n		
Homeowners As HOA Name: Tivo HOA Telephone	oli HOA-R & R			d: \$ 7300/Quarterly Fee Incl: Common Area	Assoc Rules/Info	o: Prof Mana	iged	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates				Pricing and Sale Info		L	isting Cont	ract Info
CDOM/ADOM: 4	1/6			List Price: \$ 92,000		s	Special Listi	ng Cond: Lender Owned Prop
Listed by: Keller	Williams Realty	/ Prof. Pa	tners (kwpr02)	I				
,			\ F · /					

11580 W HUBBELL ST Avondale, AZ 85392

Client Report (45)

Single Family - Detached

\$92,900

Active



4026145 Residential

Beds/Baths: 3 / 2

SF: 1,514 /

Year Built: 1998

Pool - Private: No Pool

Spa: None

Lot Size: 1 - 7,500
Lot Size: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Browning Type: Origin Farminy Betached

Elementary School: Pendergast Jr. High School: Pendergast Subdivision: PALM GARDENS
Tax Municipality: Avondale
Marketing Name:
Planned Cmty Name:
Model: LENDER OWNED
Builder Name: DIETZ-CRANE
Hun Block: 1600 N

High School Dist #: 214 - Tolleson Union District

High School: Tolleson

Map Code/Grid: P29

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.

Ele Sch Dist: 092 - Pendergast Elementary District

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

Parking: 2 Car Garage	Kitchen Features: Range Dishwasher; Disposal; Pa	e/Oven;	Const - Finish: Painted: Stu			
Š į		ntn/			County Code: Maricopa Legal Subdivision: PALM GARDENS	
	Maatar Dathraam, Eul D			-	AN: 501-74-311	
					Lot Number: 110	
·	Additional Bedroom: Ms	•	Fencing: Block			
	Rm		Cooling: Refrigeration		Town-Range-Section: 2N-1W-36	
Exposure			Heating: Electric Heat		Cty Bk&Pg:	
	Laundry: Wshr/Dry Hook	-1 7	Utilities: SRP		Plat:	
3 ()	Dining Area: Dining in FF		Water: City Water		Taxes/Yr: \$ 1,628/2007	
	Other Rooms: Family Ro		Sewer: Sewer - Public		Ownership: Fee Simple	
			Services: City Services		New Financing: Cash; FHA;	
			Energy Features: Multi-Pan		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	
	Ho	meowner Assoc	ciation Information			
Homeowners Assoc: Y	HOA Fee/Paid: \$ 0/Month	hly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease	
HOA Name:	Association Fee Incl: Co	ommon Area	FHA Approved Prjct; VA App	roved Prjct;	Fee: 0	
HOA Telephone:	Maint		Prof Managed		PAD Fee: \$ 0	
Listing Dates	Pricing an	d Sale Info		Listing Contr	act Info	
CDOM/ADOM: 50 / 52	List Price:	\$ 92,900				
				Special Listir	ng Cond: Lender Owned Prop	
Listed by: Keller Williams Northeast Realty ((kwne01)	•				

1841 W LYDIA LN Phoer	nix, AZ 850)41			C	ient Report (4	16)		\$92,900
		4048028 Resi	dential	;	Single Fa	amily - Deta	ached	Α	ctive
	Ele Sch Dist: 066 - Roose Elementary School: Roo	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 Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Jr. High School: Roosevelt			Subdivision: VINEYARD PARK Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 6500 S Map Code/Grid: R34 High School Dist #: 210 - Phoenix Union Di		strict		
Cross Streets: 19th & Southern Dire	ections: South	ű		ner					
Remarks: Great spilt bedroom floorpl looking for sweet equity. Needs AC, pl	an with Great	Room in Center. Wonderful pool	size lost v		a large gat	e. Home need	ls repair and would be go	od for	someone
Kitchen 10 9	Living Room		17	14	Bedroom	3		10	10
	Master Bedr		16	15	Den/Othe	er Room		10	10
	Bedroom 2		11	10					
Features		Room Details	Construction & Utilities				County, Tax and		cing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: Corner Lot; De Front; North/South Exposure Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair	Dishwas Master Separate Sesert Addition Mstr Bdr Laundry Laundry Dining	r Walkin Clst y: Wshr/Dry HookUp Only; Inside Area: Dining in LR/GR Rooms: Great Room; Den/Office	Const- Constr Roofing Fencing Cooling Heating Utilities Water: Sewer: Service Technolintrnt A Energy	Finish: Puction: Frag: All Tile g: Block g: Block g: Electric s: SRP City Water Sewer - P ss: City Se logy: Cab val Features	See Remar Heat Public Prvices ole TV Avai	cco d ks) l; HighSpd	County Code: Maricope Legal Subdivision: AN: 105-84-420 Lot Number: 104 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,541.12/20 Ownership: Fee Simple New Financing: Cash; Total Asum Mnth Pmts Down Payment: \$ 0 Existing 1st Loan: Tree Exist 1st Loan Terms: Disclosures: Agency D Possession: Close of E	 O07 e Conve :: \$ 0 at as F Non A	ree&Clear ssumable
		Homeowner Asso				a mad	Con Immuffmmost Free	0.001	
Hamasana Asa Y		- /D - ! - I - O O A /N A							and I bace
Homeowners Assoc: Y HOA Name: VISION MANAGEMENT HOA Telephone: 480-759-4945		e/Paid: \$ 34/Monthly ation Fee Incl: Common Area	ASSOC	Kules/IIIIC	o: Prof Mar	laged	Cap Imprv/Impact Fee Fee: 0 PAD Fee: \$ 0	0.00L	ana Lease
HOA Name: VISION MANAGEMENT	Associa		Assoc	Kules/IIIIC	o: Proi Mar	Listing Cont	Fee: 0 PAD Fee: \$ 0	0.00 L	una Ecase
HOA Name: VISION MANAGEMENT HOA Telephone: 480-759-4945	Associa Maint	ation Fee Incl: Common Area	ASSOC	Nules/IIIIC): Ploi Mar	Listing Cont	Fee: 0 PAD Fee: \$ 0		una Ecase

8502 W MINNEZONA AVE Phoenix, AZ 85037 \$93,000 Client Report (47) 3024520 Single Family - Detached Residential Active Subdivision: HORIZONS ON CAMELBACK Beds/Baths: 3 / 2 SF: 1,690 / Tax Municipality: Phoenix Marketing Name: HORIZONS Year Built: 1996 Planned Cmty Name: HORIZONS Pool - Private: No Pool Spa: None Model: LENDER OWNED **EF**: 32FD2G Builder Name: BEAZER HOMES Lot Size: 1 - 7,500 Hun Block: 4550 N Level: Single Level Map Code/Grid: P31 Dwelling Type: Single Family - Detached Ele Sch Dist: 092 - Pendergast Elementary District High School Dist #: 214 - Tolleson Union District Elementary School: WESTWIND High School: Tolleson Jr. High School: Westwind Cross Streets: 87TH AV & CAMELBACK Directions: SOUTH ON 87TH AVE TO MINNEZONA, EAST TO SUBJECT. 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 Master Bedroom 15

Family Room 15	12	Master Bedroom	15	13		
		Bedroom 2	14	10		
Features		Room Details	Construction	& Utilit	ies	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)	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		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 Asso	ciation Information			
Homeowners Assoc: Y HOA Name: CUELLAR MGMT HOA Telephone: 602-277-7070		d: \$ 45/Quarterly Fee Incl: Common Area	Assoc Rules/Info: Pet NoVsble TrkTrlrRvBt; R Rmks); Prof Managed	,	,,	Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Li	isting Cont	ract Info
CDOM/ADOM: 221 / 101		List Price: \$ 93,000				
				S	pecial Listi	ng Cond: Lender Owned Prop
Listed by: Realty Executives (reax57)						

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 Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: West Wind Jr. High School: Westwind Jr. High School:	(48)	94,500
SF: 1,482 / Year Built: 1996 Pool Private: No Pool Spa: None Pool Private: None Pool Private: No Pool Spa: None Pool Private: No Pool Spa: None Pool Private: No Pool Spa: None Pool Private: None Pool Pri	etached Acti	ve
Elementary School: West Wind Jr. High School: Westwind	on: HORIZONS ON CAMELBACK U cipality: Phoenix Name: Cmty Name: ame: BEAZER k: 8400 W c/Grid: P31	
Remarks: THIS IS BANK OWNED AND READY TO CLOSE. NOT A SHORTSALE. SHOW AND SELL. THIS HAS 4 BEDRO GREENBELT AREA SO NO NEIGHBORS BEHIND Kitchen 16 12 Living Room 14 12 Be Dining Room 14 11 10 Master Bedroom 14 11 10 Be Dedroom 2 11 10 Description: Desert Font; Borders Common Area Exterior Features: Covered Patio(s) Flooring: Carpet; Vinyl Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Construction & Utilities Construction: Frame - Wood Construction Status: Complete Specific Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Construction: Frame - Wood Construction: Fram	ool: Westview	100
Construction & Utilities Construction & Utilities Construction & Utilities	OUTH TO PROPERTY	
Dining Room 11 10 Master Bedroom 14 11 10 Bedroom 2 11 10 Features Room Details Construction & Utilities 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) Flooring: Carpet; Vinyl Dining Area: Dining in FR Other Rooms: Family Room Homeowners Assoc: Y HOA Name: LIESURE LIFE HOA HOA Telephone: 623-412-1678 Listing Dates Kitchen Features: Range/Oven; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Construction: Franch Construction: Franch Construction: Franch Construction: Franch Construction: Franch Construction: Franch Construction: Frame - Wood Constru	OM AND 2 FULL BATHS. THE LOT S	SITS ON
Features 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 Homeowners Assoc: Y HOA Name: LIESURE LIFE HOA HOA Telephone: 623-412-1678 Listing Dates Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Construction: Frame - Wood 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; HighSpc Intrint Aval Energy Features: Multi-Pane Wndws HOA Fee/Paid: \$ 51/Quarterly Association Fee Incl: Common Area MaintHOA Transfer Fee Amt: 450 Listing Dates Pricing and Sale Info Listing Construction & Utilities Architecture: Ranch Construction: Architecture: Ranch Construction: Architecture: Ranch Construction: Architecture: Ranch Construction: Frame - Wood Construction: Fra	froom 3 10	10
Features 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) Flooring: Carpet; Vinyl Construction & Utilities Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Fe	froom 4 10	10
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: Vaulted Ceiling(s) Flooring: Carpet; Vinyl Electric Horses: Name Pathons: Family Room Horseware Assoc: Y HOA Name: LIESURE LIFE HOA HOA Telephone: 623-412-1678 Listing Dates Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm Const - Finish: Painted; Stucco Construction: Frame - Wood Construction: F		
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 Construction: Frame - Wood Construction Status: Complete Specific Months of Status: Complete S	County, Tax and Financi	ng
HOM Fee/Paid: \$ 51/Quarterly HOA Name: LIESURE LIFE HOA HOA Telephone: 623-412-1678 HOA Telephone: 623-412-1678 HOA Telephone: 623-412-1678 HOA Telephone: 623-412-1678 Pricing and Sale Info Listing C	County Code: Maricopa Legal Subdivision: HORIZONS 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 Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow	
HOA Telephone: 623-412-1678 MaintHOA Transfer Fee Amt: 450 Listing Dates Pricing and Sale Info Listing C	Cap Imprv/Impact Fee: 0Land L	.ease
	Fee: 0 PAD Fee: \$ 0	
CDOM/ADOM: 1 / 1 List Price: \$ 94,500	entract Info	
Special I	sting Cond: Lender Owned Prop	
Listed by: Brand 1 Realty (cere77)	- 1	

1225 N 158TH LN Goodyear, AZ 85338

Client Report (49)

Map Code/Grid: Q27

\$94,900

Active



2964399 Residential Single Family - Detached

Beds/Baths: 3 / 2
SF: 1,450 /
Year Built: 2004
Pool - Private: No Pool
Subdivision: CANYON TRAILS
Tax Municipality: Goodyear
Marketing Name:
Planned Cmty Name:

Dwelling Type: Single Family - Detached

Level: Single Level

Ele Sch Dist: 044 - Avondale Elementary District High School Dist #: 216 - Agua Fria Union District

Elementary School: Desert Thunder

Jr. High School: Desert Edge

Jr. 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 & Ut	ilities	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 Wtring Sys Front Features: Skylight(s)	Kitchen Feati Pantry Master Bathr Separate Shw Additional Be Mstr Bdr Walk Laundry: Wsl Laundry	oom: Full Bth Master Bdrm; r & Tub; Double Sinks droom: Master Bdrm Split; in Clst nr/Dry HookUp Only; Inside Eat-in Kitchen	Const - Finish: Painted; Stu Construction: Frame - Woo	ucco od	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
		Homoowner Asses	Liation Information		Possession: Close of Escrow
			I		I
Homeowners Assoc: Y HOA Name: ASSOC ASSET MGMT HOA Telephone: 602 957 9191		d: \$ 129/Quarterly Fee Incl: Common Area	Assoc Rules/Info: Prof Mar	naged	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			
Listed by: Realty Executives (reax16)				Special Listin	ng Cond: Lender Owned Prop

10054 W WILLIAMS ST Tolleson, AZ 85353

Client Report (50)

\$94,900

Active



3017636 Residential Single Family - Detached Beds/Baths: 4 / 2.5 Subdivision: PALIS

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

Ele Sch Dist: 065 - Littleton Elementary District

Elementary School: Littleton
Jr. High School: Country Place

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

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 & Ut	lities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ures: Range/Oven;	Const - Finish: Painted; Stucco		County Code: Maricopa
Parking: 1 Car Garage	Dishwasher; Disposal; Refrigerator;		Construction: Frame - Wood		Legal Subdivision:
Horses: N	Pantry; Kitche	n Island	Roofing: All Tile		AN: 101-25-599
Fireplace: No Fireplace	Master Bathro	oom: Full Bth Master Bdrm;	Fencing: Block		Lot Number: 16
	Double Sinks		Cooling: Refrigeration		Town-Range-Section:
Features:			Heating: Electric Heat		Cty Bk&Pg:
			Utilities: SRP		Plat:
	Laundry: Was	sher Included; Dryer	Water: City Water		Taxes/Yr: \$ 1,385/2007
	Included; Insid	le Laundry	Sewer: Sewer - Public		Ownership: Fee Simple
	Dining Area:	Dining in FR; Breakfast			New Financing: Cash; CTL
	Room	,			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 Asso	ciation Information		
Homeowners Assoc: Y	HOA Fee/Paid	1: \$ 88/Monthly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease
HOA Name: COUNTRY PLACE	Association F	ee Incl: Front Yard Maint:	NoVsble TrkTrlrRvBt; Prof M	anaged	Fee: 0
HOA Telephone:	Common Area	Maint; Street Maint	,	· ·	PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Conti	act Info
CDOM/ADOM: 289 / 125		List Price: \$ 94,900			
				Special Listin	ng Cond: Lender Owned Prop
Listed by: Realty World Superstars (rwss0	1)				
, , , , , , , , , , , , , , , , , , , ,	,				

6625 W JOHNSON ST Pho	enix, AZ 85	043		Client Repo	<mark>rt</mark> (51)	\$94,900
		3024021 Resid	dential Single F	amily - Deta	ached	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 Far	nily - Detached	Subdivision Tax Municip Marketing N Planned Cm Model: Builder Nam Hun Block: Map Code/G	ality: Phoenix lame: uty Name: ne: k hov 6600 W	
	Ele Sch Dist: 045 - Fowler Elementary District Elementary School: Sunridge Jr. High School: Santa Maria High School: La				l Dist # : 214 - Tolleson Ur l: La Joya	nion District
Cross Streets: 67th Ave & Fowler/W. Va			·			
Remarks: great starter,great price. alittle	tlc goes along			•	· ·	
Features	Kitaban Fast	Room Details	Construction & Ut	ilities	County, Tax and County Code: Maricopa	
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features:	Dishwasher; Master Bath	room: Full Bth Master Bdrm ide Laundry Breakfast Room	Const - Finish: Stucco Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer in & Cnctd Energy Features: Multi-Par		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	
	 		ciation Information	T.T.D.C:	la	0.001
Homeowners Assoc: Y HOA Name: HOA Telephone:		id: \$ 49/Monthly Fee Incl: Common Area	Assoc Rules/Info: NoVsble	: IrkTrlrRvBt	Cap Imprv/Impact Fee: Fee: 0 PAD Fee: \$ 0	0.00 Land Lease
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 112 / 112		List Price: \$ 94,900		Special Listi	i <mark>ng Cond:</mark> Lender Owned	Prop
Listed by: West USA Realty (wusa05)						

12734 W ASH ST El Mirage, AZ 85335

Client Report (52)

\$94,900

Active



4003011 Residential Single Family - Detached

Beds/Baths: 4 / 2
Subdivision: DAVE BROWN AT DYSART
SF: 1,480 /
Tax Municipality: El Mirage
Year Built: 2001
Pool - Private: No Pool
Planned Cmty Name:
Model:
Model:

 Pool - Private: No Pool
 Planned Cmty Name:

 Spa: None
 Model:

 EF: 42R2G
 Builder Name: DAVE BROWN

 Lot Size: 1 - 7,500
 Hun Block: 12700 W

 Level: Single Level
 Map Code/Grid: L29

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District

High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart

High School: Dysart

High School: Dysart

Jr. 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.

Horses: N Fireplace: No Fireplace; Other (See Remarks) Laundry: Inside Laundry Dining Area: Eat-in Kitchen Features: Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Fee Sewer: Sewer - Public BoySART 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; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowner Association Information	Features	F	Room Details	Construction & Ut	ilities	County, Tax and Financing	
Horses: N Fireplace: No Fireplace; Other (See Remarks) Laundry: Inside Laundry Dining Area: Eat-in Kitchen Laundry: Inside Laundry Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Laundry: Inside Laundry Dining Area: Eat-in Kitchen Listing Dates Roofing: All Tile Fencing: Block 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; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowner Assoc: Y HOA Name: HOA Telephone: Listing Dates Pricing and Sale Info Listing Contract Info	Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ires: Dishwasher; Disposal	Const - Finish: Stucco		County Code: Maricopa	
Fireplace: No Fireplace; Other (See Remarks) Laundry: Inside Laundry Dining Area: Eat-in Kitchen Features: Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utililities: APS Water: City Water Sewer: Sewer - Public Taxes/Yr: \$1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowner Assoc: Y HOA Name: HOA Telephone: Listing Dates Pricing and Sale Info Listing Contract Info	Parking: 2 Car Garage	Master Bathro	oom: Other (See Remarks)	Construction: Block		Legal Subdivision: DAVE BROWN AT	
Remarks) Laundry: Inside Laundry Dining Area: Eat-in Kitchen Features: Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Fewer: Sewer - Public Coty Bk&Pg: Plat: Taxes/Yr: \$1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowners Assoc: Y HOA Name: HOA Telephone: Association Fee Incl: Common Area Maint Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Plat: Taxes/Yr: \$1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$0 Listing Contract Info	Horses: N			Roofing: All Tile		DYSART AND THUNDERBIRD	
Features: Dining Area: Eat-in Kitchen	Fireplace: No Fireplace; Other (See			Fencing: Block		AN: 501-37-337	
Features: Utilities: APS Water: City Water Sewer: Sewer - Public Taxes/Yr: \$ 1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 Utilities: APS Water: City Water Plat: Taxes/Yr: \$ 1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Dates Pricing and Sale Info Listing Contract Info	Remarks)	Laundry: Insid	de Laundry	Cooling: Refrigeration		Lot Number: 169	
Water: City Water Sewer: Sewer - Public Plat: Taxes/Yr: \$ 1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 Pricing and Sale Info Listing Contract Info		Dining Area: E	Eat-in Kitchen	Heating: Electric Heat		Town-Range-Section: 3N-1W-14	
Sewer: Sewer - Public Taxes/Yr: \$ 1,078/2007 Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 HOA Telephone: Pricing and Sale Info Listing Contract Info	Features:			Utilities: APS		Cty Bk&Pg:	
Ownership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 HOA Telephone: Pricing and Sale Info Cwnership: Fee Simple New Financing: Cash; Conventiona Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Dates Pricing and Sale Info Listing Contract Info				Water: City Water		Plat:	
New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 HOA Telephone: Pricing and Sale Info New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Dates Pricing and Sale Info Listing Contract Info				Sewer: Sewer - Public		Taxes/Yr: \$ 1,078/2007	
Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem 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 Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Dates Pricing and Sale Info Listing Contract Info						Ownership: Fee Simple	
Down Payment: \$ 0 Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow						New Financing: Cash; Conventional	
Existing 1st Loan: Other (See Rem Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowner Association Information						Total Asum Mnth Pmts: \$ 0	
Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Homeowner Association Information Homeowners Assoc: Y HOA Name: HOA Telephone: Maint Association Fee Incl: Common Area Maint Pricing and Sale Info Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Contract Info						Down Payment: \$ 0	
Homeowner Association Information Homeowners Assoc: Y HOA Name: HOA Telephone: Maint Association Fee Incl: Common Area HOA Telephone: Pricing and Sale Info Disclosures: None Possession: Close of Escrow Cap Imprv/Impact Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Contract Info						Existing 1st Loan: Other (See Remarks)	
Homeowner Association Information Homeowners Assoc: Y HOA Name: HOA Telephone: Listing Dates Possession: Close of Escrow Association Information Assoc Rules/Info: Prof Managed Fee: 0.00Land L Fee: 0 PAD Fee: \$ 0 Listing Contract Info						Exist 1st Loan Terms:	
Homeowner Association Information Homeowners Assoc: Y HOA Name: HOA Telephone: Listing Dates Homeowner Association Information Association Fee Incl: Common Area Homeowner Association Fee Incl: Common Area Homeowner Association Information Assoc Rules/Info: Prof Managed Fee: 0 PAD Fee: \$ 0 Listing Contract Info						Disclosures: None	
Homeowners Assoc: Y HOA Name: HOA Telephone: Listing Dates Association Fee Incl: Common Area Pricing and Sale Info Assoc Rules/Info: Prof Managed Fee: 0 PAD Fee: \$ 0 Listing Contract Info						Possession: Close of Escrow	
HOA Name: HOA Telephone: Listing Dates Association Fee Incl: Common Area PAD Fee: 0 PAD Fee: \$ 0 Pricing and Sale Info Listing Contract Info			Homeowner Asso	ciation Information			
HOA Telephone: Maint PAD Fee: \$ 0 Listing Dates Pricing and Sale Info Listing Contract Info	Homeowners Assoc: Y	/		Assoc Rules/Info: Prof Mar	naged	Cap Imprv/Impact Fee: 0.00Land Lease	
Listing Dates Pricing and Sale Info Listing Contract Info	HOA Name:	Association F	ee Incl: Common Area			Fee: 0	
	HOA Telephone:	Maint				PAD Fee: \$ 0	
CDOM/ADOM: 89 / 90 List Price: \$ 94,900	Listing Dates		Pricing and Sale Info		Listing Contract Info		
	CDOM/ADOM: 89 / 90		List Price: \$ 94,900				
Special Listing Cond: Lender Owned Prop					Special Listin	ng Cond: Lender Owned Prop	
Listed by: Platinum USA Real Estate (plnm01)	Listed by: Platinum USA Real Estate (plnn	101)					

1457 E SONRISAS ST	Phoe	nix, AZ 85	040				Client	Repor	t (53)		\$94,900
		-	4017354 Res	idential	Singl	e Far	nily -	Deta	ched	A	ctive
			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 F Ele Sch Dist: 066 - Roos Elementary School: Ros Jr. High School: Rose L	sevelt Elementary [se Linda	District	1 N F N E H	Tax Mu Market Planne Model: Builde Hun Bl Map Co	unicipa ting Na ed Cmf : r Nam lock: 5 ode/Gi	ty Name: e: K Hovnanian		strict
Cross Streets: 16th Street & South	ern D i	rections: 16t	n St north to Roeser, west t	o 14th Way, north t	o Sonris	sas, we	est to t	he hor	ne.		
Remarks: This property is now undopecember 13th. More information to				ll offers/bids must l	be subm	nitted t	hru the	e auctio	on company's we	bsite. Auction	date is
Kitchen	11	8	Living Room		13	10		Bedro	om 3	11	10
Dining Room	10	8	Master Bedroom		12	11		Bedro	om 4	11	10
Family Room	14	12	Bedroom 2		13	10					
Features			Room Details	Constr	Construction & Utilities				County,	Tax and Finan	cing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Vaulted Ceiling(s)		Dishwasher; Master Bath Additional B Upstairs; Msl Sitting Rm Laundry: Ins Dining Area:	tures: Range/Oven; Disposal; Microwave room: Full Bth Master Bdrn edroom: Master Bdrm r Bdr Walkin Clst; Mstr Bdrn ide Laundry Eat-in Kitchen s: Family Room	Roofing: All Tile	Stucco Frame - e eration; c Heat	Wood			County Code: I Legal Subdivis AN: 113-54-167 Lot Number: 19 Town-Range-Si Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,0 Ownership: Fe New Financing Total Asum Mn Down Payment Existing 1st Lo Exist 1st Loan Disclosures: A Possession: Ci	ion: RIDGEFIE 60 ection: 1N-3E- 40/2007 e Simple : Cash; Conver th Pmts: \$ 0 :: \$ 0 an: Treat as Fr Terms: gency Discl Rea	28 Intional
		•	Homeowner Ass	ociation Informat	ion						
Homeowners Assoc: Y			id: \$ 78.1/Monthly	Assoc Rules/In	fo: Prof	Mana	ged		Cap Imprv/Imp	act Fee: 0.00L	and Lease
HOA Name: Brown Community Mgt HOA Telephone: 480-539-1396	!	Association Maint	Fee Incl: Common Area						Fee: 0 PAD Fee: \$ 0		

Listed by: Arizona Residential Realty (ceac01)

CDOM/ADOM: 65 / 68

List Price: \$ 94,900

Special Listing Cond: Auction; Lender Owned Prop

12780 N B ST El Mirage, AZ 85335

Client Report (54)

\$94,900

Active



4020968 Residential Single Family - Detached

Beds/Baths: 4 / 2
SF: 1,756 /
Year Built: 2000
Pool - Private: No Pool
Pool - Private: No Pool
Beds/Baths: 4 / 2
Subdivision: ARIZONA BRISAS
Tax Municipality: El Mirage
Marketing Name:
Planned Cmty Name:
Madel:
Made

Spa: None

EF: 42FR2G

Lot Size: 1 - 7,500

Level: Single Level

Dwelling Type: Single Family - Detached

Model:

Builder Name: KB

Hun Block: 12700 N

Map Code/Grid: L29

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: El Mirage High School: Dysart Jr. High School: Dysart

Cross Streets: EL MIRAGE & CACTUS Directions: FROM EL MIRAGE GO EAST TO CACTUS, NORTH ON REESE, EAST ON WINDROSE, SOUTH ON B STREET TO HOME

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.

Features		Room Details	Construction & Ut	ilities	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 Feati Dishwasher; I Master Bathn Additional Be Master Bdrm I Laundry: Wsl Dining Area:	wres: Range/Oven; Disposal Doom: Full Bth Master Bdrm Edroom: Master Bdrm Split; Dwnstrs	Unit Style: All on One Level Const - Finish: Painted; Stu Construction: Frame - Woo Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avai Intrnt Aval Energy Features: Multi-Par	ucco bd	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 Asso	ciation Information		
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association I	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 Conti	ract Info
CDOM/ADOM: 60 / 61		List Price: \$ 94,900		Special Lietic	ng Cond: Lender Owned Prop
Listed by: Re/Max Renaissance Realty (rm	nrr01)			Special Listi	ng Conu. Lender Owned Prop

2431 E CHIPMAN RD Phoe	nix, AZ 850	40		(Client Report	(55)		\$94,900
12 100 100 100	- 32	4029557 Resid	lential	Single Far	mily - Deta	ched	Ad	ctive
	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 Far	nily - Detached	7 1 1 1		e: Unknown 900 S			
						Dist #: 210 - Phoenix : South Mountain	Union Di	strict
Cross Streets: Broadway & 24th St Dire	ctions: 24th St	south to Chipman, east to the	ne home.					
Remarks: A Lender owned home, foreclo financing available, call for details! SLR w		*	,	eds a little ca	are. Aggressi	vely priced and sold a	s-is. Spec	cial Seller
Kitchen 20 10	Living Roor	n	20	18	Bedroom 3		10	10
	Master Bed	room 13 12						
	Bedroom 2		10	10				
Features		Room Details	Construction & Utilities			County, Tax a	nd Finan	cing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Master Bathr Additional Be Clst Laundry: Insi Dining Area:	Eat-in Kitchen s: Great Room	m: Full Bth Master Bdrm com: Mstr Bdr Walkin Construction: Frame - Wood Roofing: All Tile Fencing: Block Lot Number: 46 Cooling: Refrigeration Freat Room Utilities: SRP Water: City Water Sewer: Sewer - Public Construction: Frame - Wood LOTS 137-158 AN: 122-54-034 Lot Number: 46 Town-Range-Si Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,1' Sewer: Sewer - Public Ownership: Fer New Financing Total Asum Mn Down Payment Existing 1st Lo Exist 1st Loan Disclosures: Si		AN: 122-54-034 Lot Number: 46 Town-Range-Sectior Cty Bk&Pg:	n: 1N-3E- 07 pple n; Conver nts: \$ 0 reat as Fr s:	26 ntional ree&Clear	
		Homeowner Asso						
Homeowners Assoc: N HOA Name: HOA Telephone:	Name: Association Fee Incl: No Fees		Assoc Rules/Info: None			Cap Imprv/Impact Fe Fee: 0 PAD Fee: \$ 0	ee: 0Land	i Lease
Listing Dates		Pricing and Sale Info		L	isting Conti	act Info		
CDOM/ADOM: 46 / 47		List Price: \$ 94,900		5	Special Listii	ng Cond: Lender Own	ed Prop	
Listed by: Arizona Residential Realty (cea	ac01)							

10020 W WILLIAMS ST Tolleson, AZ 85353

Client Report (56)

\$94,900

Active



4042816 Residential Single Family - Detached

Beds/Baths: 4 / 2.5 Subdivision: Palisa

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

Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Littleton

Jr. High School: Country Place

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

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 & Ut	ilities	County, Tax and Financing	
Features 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 Feath Master Bathr Double Sinks Additional Be Upstairs; Mstr Laundry: Wsl	ures: Dishwasher; Disposal oom: Full Bth Master Bdrm; edroom: Master Bdrm Bdr Walkin Clst hr/Dry HookUp Only Eat-in Kitchen; Dining in	Construction & Ut Architecture: Contemporary Const - Finish: Painted; Std Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	y ucco od	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 Asso	ciation Information			
Homeowners Assoc: Y HOA Name: Assoc. Asset Mngmnt. HOA Telephone: 602-957-9191		d: \$ 38/Monthly Fee Incl: Common Area	Assoc Rules/Info: Prof Mar	Ü	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 Listin	ng Cond: Lender Owned Prop	
Listed by: Weichert Realtors Elite (areo01))					

9218 W SERRANO ST Phoenix, AZ 85037

Client Report (57)

Single Family - Detached

\$94,900

Active



4043432 Residential

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

Ele Sch Dist: 092 - Pendergast Elementary District Elementary School: Pendergast

Jr. High School: Pendergast

Subdivision: Silverthorn Estates Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model:

Builder Name: unk Hun Block: 4375 N Map Code/Grid: P30

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Feat	ures: None	Architecture: Contemporary	y	County Code: Maricopa
Parking: 2 Car Garage	Master Bathr	oom: Full Bth Master Bdrm;	Const - Finish: Painted; Stucco		Legal Subdivision:
Horses: N	Separate Shw		Construction: Frame - Woo	od	AN : 102-18-459
Fireplace: No Fireplace	Additional Bedroom: Master Bdrm Split;				Lot Number: 33
Property Description: Desert Front	Mstr Bdr Walk	in Clst; Othr Bdr Walkin Clst	•		Town-Range-Section: 21-2N-1E
Exterior Features: Covered Patio(s)			Cooling: Refrigeration		Cty Bk&Pg:
Features: Fix-Up Needs Repair		nr/Dry HookUp Only; Inside	Heating: Electric Heat		Plat:
	Laundry		Utilities: SRP		Taxes/Yr: \$ 1,745/2007
		Dining in LR/GR	Water: City Water		Ownership: Fee Simple
	Other Rooms	:: Great Room	Sewer: Sewer - Public		New Financing: Cash; Conventional
			Energy Features: Ceiling F	an(s);	Total Asum Mnth Pmts: \$ 0
			Multi-Pane Wndws		Down Payment: \$ 0
					Existing 1st Loan: Treat as Free&Clear
					Exist 1st Loan Terms:
					Disclosures: None
					Possession: Close of Escrow
	1		ciation Information		
Homeowners Assoc: Y		d: \$ 130/Quarterly		. ,.	Cap Imprv/Impact Fee: 0Land Lease
HOA Name:		Fee Incl: Common Area	,		Fee: 0
HOA Telephone:	Maint		Rmks); Prof Managed		PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Conti	ract Info
CDOM/ADOM: 25 / 25		List Price: \$ 94,900			
				Special Listin Owned Prop	ng Cond: Lndr/Corp Aprvl Reqd; Lender
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 Subdivision: WESTRIDGE SHADOWS SF: 1,624 / Tax Municipality: Maricopa Year Built: 1996 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 32R2G Builder Name: UNKNOWN Lot Size: 1 - 7,500 Hun Block: 2000 N Level: Single Level Map Code/Grid: P31 Dwelling Type: Single Family - Detached

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800	Kitchen Feat	ures: Range/Oven;	Architecture: Ranch		County Code: Maricopa
Parking: 2 Car Garage	Dishwasher; [Disposal; Refrigerator;	Const - Finish: Painted; Stucco		Legal Subdivision: WESTRIDGE
Horses: N	Pantry		Construction: Frame - Woo	od	SHADOWS LOT 1-587
Fireplace: No Fireplace	Master Bathr	oom: Full Bth Master Bdrm	Roofing: Comp Shingle		AN: 102-36-237
Property Description: Desert Front;	Additional Be	edroom: Mstr Bdr Walkin	Fencing: Block		Lot Number: 223
Desert Back; North/South Exposure	Clst; Othr Bdr	Walkin Clst	Cooling: Refrigeration		Town-Range-Section: 2N-1E-34
			Heating: Electric Heat		Cty Bk&Pg:
Features:	Laundry: Insi	de Laundry	Utilities: SRP		Plat:
Flooring: Carpet; Tile	Dining Area:	Eat-in Kitchen	Water: City Water		Taxes/Yr: \$ 1,576/2007
			Sewer: Sewer - Public		Ownership: Fee Simple
			Technology: Cable TV Avai	il; HighSpd	New Financing: Cash; FHA;
			Intrnt Aval		Conventional
			Energy Features: Sunscree	en(s); Ceiling	Total Asum Mnth Pmts: \$ 0
			Fan(s); Multi-Pane Wndws		Down Payment: \$ 0
					Existing 1st Loan: Treat as Free&Clear
					Exist 1st Loan Terms:
					Disclosures: Agency Discl Req
					Possession: Close of Escrow
		Homeowner Asso	ciation Information		
Homeowners Assoc: N	\$ 0/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease
HOA Name:	Association I	Fee Incl: No Fees			Fee: 0
HOA Telephone:					PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 18 / 19		List Price: \$ 94,900			
				Special Listi	ng Cond: Lender Owned Prop
Listed by: RE/MAX New Heights Realty (mnh01)	l		- Poolar Elott	
Listed by. NE/IVIAA New Heights Realty (11111101)				

 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

Subdivision: MARABELLA REPLAT
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:

 Pool - Private: No Pool
 Planned Cmty Name:

 Spa: None
 Model:

 EF: 32R2G
 Builder Name: RICHMOND AMERICAN

 Lot Size: 1 - 7,500
 Hun Block: 7500 W

Level: Single Level

Dwelling Type: Single Family - Detached

Map Code/Grid: R31

Ele Sch Dist: 045 - Fowler Elementary District High School Dist #: 214 - Tolleson Union District

Elementary School: Fowler

Jr. High School: Tolleson

Jr. High School: Maria

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 & Ut	ilities	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 Feat Master Bathr Additional Be Clst Laundry: Insi	ures: Other (See Remarks) oom: Full Bth Master Bdrm edroom: Mstr Bdr Walkin de Laundry Eat-in Kitchen	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 Asso	ciation Information		
Homeowners Assoc: Y HOA Name: MARBELLA COMM ASSN HOA Telephone: 480-941-1077		d: \$ 42/Monthly Fee Incl: Common Area	Assoc Rules/Info: Prof Mar	naged	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 222 / 229		List Price: \$ 95,000		Special Listi	ng Cond: Lender Owned Prop
Listed by: Realty Executives (reax57)		•			

12526 W ASH ST EI Mirage, AZ 85335

Client Report (60)

\$95,000

Active



4013516 Residential Single Family - Detached

Beds/Baths: 3 / 2.5
Sr: 1,495 / Tax Municipality: El Mirage
Year Built: 2003
Pool - Private: No Pool
Planned Cmty Name:

Spa: None

EF: 32.5FR2G

Lot Size: 1 - 7,500

Level: Two Levels

Dwelling Type: Single Family - Detached

Model:
Builder Name: Taylor Woodrow
Hun Block: 12500 W
Map Code/Grid: L29

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart

Jr. High School: Dysart

Jr. High School: Dysart

Jr. nigit School. Dysait

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 & Ut	ilities	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	Master Bathr Additional Bo Upstairs; Mstr Laundry: Ws Laundry Dining Area:	tures: Disposal room: Full Bth Master Bdrm dedroom: Master Bdrm tr Bdr Walkin Clst shr/Dry HookUp Only; Inside : Dining in FR s: Family Room Architecture: Contemporary Const - Finish: Painted; Stu Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avai Intrnt Aval Energy Features: Sunscree		ucco od il; HighSpd	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 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow	
		Homeowner Asso	ciation 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	Listing Dates Pricing and Sale In		Listing Cor		ract Info	
CDOM/ADOM: 71 / 71		List Price: \$ 95,000		Special Listi	ng Cond: Lender Owned Prop	
Listed by: Re/Max Desert Showcase (show	v01)			•		

1818 S 114TH DR Avondale, AZ 85323

Client Report (61)

\$95,000



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

Elementary School: Littleton

Jr. High School: Avondale

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 & Ut	ilities	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 FF Other Rooms: Family Room; Loft	Const - Finish: Stucco Construction: Frame - Woo 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 Ass	ociation Information		
Homeowners Assoc: Y HOA Name: LEISURE LIFE HOA Telephone: 623-412-1678	e: LEISURE LIFE Association Fee Incl: Common Area		naged	Rec Center Fee: 0 Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Conti	ract Info
CDOM/ADOM: 269 / 36	List Price: \$ 95,000			
Listed by: Realty Executives (reax09)			Special Listin	ng Cond: Lender Owned Prop

1413 E SONRISAS ST Phoenix, AZ 85040

Client Report (62)

\$95,000

Active



4038464 Residential

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

Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt

Jr. High School: Rose Linda

Subdivision: Ridgefield
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:

Model:

Single Family - Detached

Builder Name: K. Hovanian Hun Block: 5100 S Map Code/Grid: R34

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Features: Range/Oven;	Architecture: Spanish		County Code: Maricopa
Parking: 1 Car Garage	Dishwasher; Disposal; Microwave;	Const - Finish: Painted; Stu	ucco	Legal Subdivision: RIDGEFIELD
Horses: N	Refrigerator; Pantry; Kitchen Island	Construction: Frame - Woo	od	AN: 113-54-052
Fireplace: No Fireplace	Master Bathroom: Full Bth Master Bdrm	Roofing: All Tile		Lot Number: 35
	Additional Bedroom: Master Bdrm	Fencing: Block		Town-Range-Section: 1N-3E-28
Features:	Upstairs; Mstr Bdr Walkin Clst	Cooling: Refrigeration		Cty Bk&Pg:
Flooring: Carpet; Tile		Heating: Electric Heat		Plat:
	Laundry: Wshr/Dry HookUp Only; Inside	Utilities: SRP		Taxes/Yr: \$ 1,001/2007
	Laundry	Water: City Water		Ownership: Fee Simple
	Dining Area: Dining in FR	Sewer: Sewer - Public		New Financing: Cash; VA; FHA;
	Other Rooms: Family Room	Services: City Services		Conventional
	_	Technology: Cable TV Avai	il; HighSpd	Total Asum Mnth Pmts: \$ 0
		Intrnt Aval		Down Payment: \$ 0
		Energy Features: Multi-Par	ne Wndws	Existing 1st Loan: Treat as Free&Clear
		1		Exist 1st Loan Terms:
				Disclosures: None
				Possession: Close of Escrow
	Homeowner Ass	ociation Information		
Homeowners Assoc: Y	HOA Fee/Paid: \$ 58/Monthly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease
HOA Name:	Association Fee Incl: Common Area	NoVsble TrkTrlrRvBt; Prof M	lanaged	Fee: 0
HOA Telephone:	Maint			PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 75 / 33	List Price: \$ 95,000			
			Special Listin	ng Cond: Lender Owned Prop
Listed by: Realty Executives (reax79)				

1612 S 65TH AVE Phoenix, AZ 85043 \$95,500 Client Report (63) 2995356 Residential Single Family - Detached Active Beds/Baths: 3 / 1.75 Subdivision: WESTRIDGE PARK 7 SF: 1,532 / Tax Municipality: Phoenix Marketing Name: Year Built: 2000 Planned Cmty Name: Pool - Private: No Pool Spa: None Model: **EF:** 31.75R2G Builder Name: unknown Lot Size: 1 - 7,500 Hun Block: 6500 S Level: Single Level Map Code/Grid: Q32 Dwelling Type: Single Family - Detached

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.

Ele Sch Dist: 045 - Fowler Elementary District

Elementary School: Fowler

Jr. High School: Santa Maria

Features	F	Room Details	Construction & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ures: Range/Oven; Architecture: Ranch			County Code: Maricopa
Parking: 2 Car Garage	Dishwasher		Const - Finish: Painted; Stu	ICCO	Legal Subdivision:
Horses: N	Master Bathro	om: 3/4 Bath Master Bdrm	Construction: Frame - Woo	od	AN: 104-28-219
Fireplace: No Fireplace	Additional Bed	droom: Mstr Bdr Walkin	Roofing: Comp Shingle		Lot Number: 207
	Clst		Fencing: Block; Wood		Town-Range-Section:
Features:			Cooling: Refrigeration		Cty Bk&Pg:
	Laundry: Wsh	r/Dry HookUp Only;	Heating: Electric Heat		Plat:
	Laundry in Gar	age	Utilities: SRP		Taxes/Yr: \$ 1,458/2007
	Dining Area: D		Water: City Water		Ownership: Fee Simple
			Sewer: Sewer - Public		New Financing: Cash; Conventional
			Services: City Services		Total Asum Mnth Pmts: \$ 0
			Technology: Cable TV Avai	I	Down Payment: \$ 0
					Existing 1st Loan: Treat as Free&Clear
					Exist 1st Loan Terms:
					Disclosures: Agency Discl Req
					Possession: Close of Escrow
		Homeowner Assoc	ciation Information		
Homeowners Assoc: Y	/		Assoc Rules/Info: Pets OK	(See Rmrks);	Land Lease Fee: 0
HOA Name:	Association Fo	ee Incl: Common Area	Prof Managed		PAD Fee: \$ 0
HOA Telephone:	Maint				
Listing Dates	ı	Pricing and Sale Info		Listing Contr	act Info
CDOM/ADOM: 310 / 160	1	List Price: \$ 95,500			
				Special Listin	ng Cond: Lender Owned Prop
Listed by: Century 21 Northwest Realty (ce	ere10)				

High School Dist #: 214 - Tolleson Union District

High School: Tolleson

717 E CALLE CHULO RD Goodyear, AZ 85338

Client Report (64)

\$95,500



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

Jr. High School: Avondale

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 & Ut	ilities	County, Tax and Financing
Features 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 Feat Master Bathr Additional Be Clst Laundry: Insi	ures: Range/Oven; Disposal oom: 3/4 Bath Master Bdrm edroom: Mstr Bdr Walkin	Architecture: Santa Barbar	a/Tuscan al	County, Tax and Financing 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 Assoc	ciation Information		
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association I	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 Conti	act Info
CDOM/ADOM: 83 / 85		List Price: \$ 95,500		Special Listii	ng Cond: Lender Owned Prop
Listed by: Realty Executives (reax57)		l		1	



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

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 & Ut	ilities	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	Master Bathr Double Sinks Additional Be Clst Laundry: Insi	edroom: Mstr Bdr Walkin	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 Assoc	ciation Information		
Homeowners Assoc: Y HOA Name: HOA Telephone:		d: \$ 45/Quarterly Fee Incl: Common Area	Assoc Rules/Info: Prof Managed		Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info			Listing Cont	ract Info
CDOM/ADOM: 25 / 26		List Price: \$ 95,500		Special Listi	ng Cond: Lender Owned Prop
Listed by: Re/Max Renaissance Realty (rm	nrr01)				

12310 W COLUMBINE DR	El Mirage, A	Z 85335		Client Re	eport (66)	\$95,90
		4034804 Resid	dential Single Fa	amily - Deta	ched	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 Fam	nily - Detached	Subdivision: Tax Municipa Marketing Na Planned Cm Model: Builder Nam Hun Block: 1 Map Code/G	ality: El Mirage ame: ty Name: e: Unknown 12500 N	
		•			Dist #: 089 - Dysart : Dysart	Unified District
Cross Streets: Cactus & El Mirage. Dire	ctions: North o	of Cactus on El Mirage to Larl	kspur. West on Larkspur, Sou	ıth to Columbir	ne, West to property	
Remarks: Excellent home for the money!				r		
Features			Construction & Ut	ilities	-	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	Master Bathr Double Sinks Additional Be Upstairs; Mstr Walkin Clst Laundry: Insi Dining Area: Dining in LR/G Room	catures: Disposal; Pantry throom: Full Bth Master Bdrm; ks Bedroom: Master Bdrm distr Bdr Walkin Clst; Othr Bdr Const - Finish: Stucco Construction: Frame - Wo Roofing: All Tile Fencing: Block Cooling: Refrigeration		_ines; V Avail;	County Code: Maric Legal Subdivision: AN: 509-07-098 Lot Number: 98 Town-Range-Sectio Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,030/20 Ownership: Fee Sin New Financing: Cas Conventional Total Asum Mnth Pr Down Payment: \$ 0 Existing 1st Loan: Exist 1st Loan Term Disclosures: Agenc (See Remarks) Possession: Close	BUENAVIDA on: 3N-1W-14 oo7 nple sh; VA; FHA; mts: \$ 0 Freat as Free&Clear ns: y Discl Req; Other
	1,	Homeowner Assoc	ciation Information		lo	
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association	Fee Incl: No Fees	Assoc Rules/Info: None		Cap Imprv/Impact F Fee: 0 PAD Fee: \$ 0	ee: 0Land Lease
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 37 / 38		List Price: \$ 95,900				

Listed by: Re/Max Desert Showcase (show01)

20722 W RAMOS LN Buckeye, AZ 85326

Client Report (67)

\$97,500



4005257 Single Family - Detached Residential Active Beds/Baths: 3 / 2 Subdivision: TH PT NE4 SE4 NW4 SEC 18 DESC AS PARCEL 5 P/F 05-0552500 SF: 1,642 / Year Built: 2006 Tax Municipality: Buckeye Pool - Private: No Pool Marketing Name: Spa: None Planned Cmty Name: **EF**: 32R2G Model: Lot Size: 35.001 - 43.559 Builder Name: Ten Investments, Inc. Hun Block: 20300 W Level: Single Level Dwelling Type: Single Family - Detached Map Code/Grid: B26 Ele Sch Dist: 025 - Liberty Elementary District High School Dist #: 201 - Buckeye Union High School Elementary School: None District

Jr. High School: None

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	F	Room Details	Construction & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800	Kitchen Featu	res: None	Architecture: Ranch		County Code: Maricopa
Parking: 2 Car Garage	Master Bathro	oom: Full Bth Master Bdrm	Const - Finish: Painted; Stu	ICCO	Legal Subdivision:
Horses: N			Construction: Frame - Woo	od	AN: 400-82-089
Fireplace: No Fireplace			Roofing: Comp Shingle		Lot Number: N/A
	Laundry: Wsh	r/Dry HookUp Only	Fencing: None		Town-Range-Section: 1S-2W-18
Features:	Dining Area: E	Eat-in Kitchen	Cooling: Refrigeration		Cty Bk&Pg:
			Heating: Other (See Remar	ks)	Plat:
			Utilities: APS		Taxes/Yr: \$ 1,633.8/2007
			Water: Well - Shared		Ownership: Fee Simple
			Sewer: Septic		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 Asso	ciation Information		
Homeowners Assoc: N	/		Assoc Rules/Info: Not Man	aged	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association F	ee Incl: No Fees			Fee: 0
HOA Telephone:					PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 85 / 85		List Price: \$ 97,500			
				Special Listin	ng Cond: Lender Owned Prop
Listed by: Progressive Solutions Realt	/ (nres01)			•	

1906 N 106TH LN Avondale, AZ 85392

Client Report (68)

\$97,600



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

Jr. High School: Rio Vista

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Features: Range/Over	,	Unit Style: Two Levels		County Code: Maricopa
Parking: 2 Car Garage	Refrigerator		Const - Finish: Painted; Stu		Legal Subdivision:
Horses: N	Master Bathroom: Full Bth Mas	ster Bdrm	Construction: Frame - Woo	od	AN: 102-31-376
Fireplace: No Fireplace			Roofing: All Tile		Lot Number: 43
Exterior Features: Patio			Fencing: Block		Town-Range-Section: 2N-1E-32
Features: Vaulted Ceiling(s)	Laundry: Inside Laundry		Cooling: Refrigeration		Cty Bk&Pg:
	Dining Area: Eat-in Kitchen		Heating: Electric Heat		Plat:
	Other Rooms: Loft		Utilities: SRP		Taxes/Yr: \$ 1,559/2007
			Water: City Water		Ownership: Fee Simple
			Sewer: Sewer - Public		New Financing: Cash; FHA;
			Technology: Cable TV Avai	il; HighSpd	Conventional; Farm Home
			Intrnt Aval		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
	Homeov	wner Asso	ciation Information		
Homeowners Assoc: Y	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association Fee Incl: Other (S	See			Fee: 0
HOA Telephone:	Remarks)				PAD Fee: \$ 0
Listing Dates	isting Dates Pricing and Sale Info			Listing Cont	ract Info
CDOM/ADOM: 119 / 120	List Price: \$ 97,6	600			
				Special Listi	ng Cond: Lender Owned Prop
Listed by: Powerhouse Realty (padr01)	<u> </u>				

6225 W WOOD ST Phoenix, AZ 85043

Client Report (69)

\$97,900

Active



4004324 Residential 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

Dwelling Type: Single Family - Detached

Ele Sch Dist: 002 - Riverside Elementary District

Elementary School: Riverside Jr. High School: Riverside

Beds/Baths: 3 / 2

Year Built: 2002 Pool - Private: No Pool

Level: Single Level

SF: 1,442 /

Spa: None

EF: 32R2G Lot Size: 1 - 7,500

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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage		ures: Dishwasher; Disposal		ICCO	County Code: Maricopa Legal Subdivision: RIO DEL REY UNIT
Horses: N	Double Sinks	Com. I dii biii Master baiiii,	Construction: Frame - Woo		1
Fireplace: No Fireplace	Double Olliks		Roofing: All Tile	, a	AN: 104-57-031
in opiaco: No i nopiaco			Fencing: View/Wrought Iron	r Block	Lot Number: 28
Features:	Laundry: Ws	hr/Dry HookUp Only	Cooling: Refrigeration	., 2.00.1	Town-Range-Section: 1N-2E-19
	-	Eat-in Kitchen	Heating: Gas Heat		Cty Bk&Pg:
			Utilities: SRP; SW Gas		Plat:
			Water: City Water		Taxes/Yr: \$ 1,118/2007
			Sewer: Sewer - Public		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 Asso	ciation Information		
Homeowners Assoc: Y	/		Assoc Rules/Info: Pets OK	(See Rmrks)	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name: Buyer to verify	Association I	Fee Incl: Common Area			Fee: 0
HOA Telephone:	Maint				PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 244 / 87		List Price: \$ 97,900			
				Special Lietie	ng Cond: Lndr/Corp Aprvl Regd; Lender
				Owned Prop	ilg Colla. Elidi/Colp Apivi Requ, Lelidei
				Owned F10p	
Listed by: Realty USA Southwest (usas01))				

9007 W HUBBELL ST Phoenix, AZ 8503	7		Client Report (70)	\$97,900
	4055704	Residential	Single Family - Detached A	ctive
	Beds/Baths: 3 / SF: 1,492 / Year Built: 1997 Pool - Private: Spa: None EF: 32FR2G Lot Size: 1 - 7,5 Level: Single Le Dwelling Type:	7 No Pool 500	Subdivision: Amber Palms Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Coscan Homes Hun Block: 2100 N Map Code/Grid: P31	
		14 - Creighton Elementary hool: Desert Oasis I: Desert Oasis	Pistrict High School Dist #: 214 - Tolleson Union Dist High School: Tolleson	District

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.

Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow	Features	Room Details	Construction & Ut	ilities	County, Tax and Financing
Horses: N Fireplace: No Fireplace Clst Clst Clst Clst Cooling: Refrigeration Features: Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Other Rooms: Family Room Other Rooms: Family Room Homeowner Assoc: N HOA Name: HOA Telephone: Listing Dates An: 102-87-018 Lot Number: 18 Cooling: Refrigeration Hormanian Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws Energy Features: Multi-Pane Wndws Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Treat as Free&Clear Exist 1st Loan: Treat as Free&Clear Ex	Approx SqFt Range: 1,401 - 1,600	Kitchen Features: Dishwasher; Disposal	Const - Finish: Stucco		County Code: Maricopa
Fireplace: No Fireplace Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Clother Rooms: Family Room Companying: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan: Treat as Free&Clear Existing 1st Loan: Treat as Free&Clear Existing St Loan: Treat as Free&Clear Existing 1st Loan: Treat as Free&Clear Exist 1st Loan: Treat as Free&Clear Exist 1st Loan: Treat as Free&Clear Exist 1st Loan	Parking: 2 Car Garage	Master Bathroom: Full Bth Master Bdrm	Construction: Frame - Woo	od	Legal Subdivision:
Features: Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws 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: Association Fee Incl: No Fees HOA Telephone: Pricing and Sale Info Cooling: Refrigeration Heating: Electric Heat Utilities: SRP 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 Homeowners Assoc: N Association Information Homeowners Assoc: N Association Fee Incl: No Fees Fee: 0 PAD Fee: \$ 0 Listing Dates CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop	Horses: N	Additional Bedroom: Mstr Bdr Walkin	Roofing: All Tile		AN : 102-87-018
Features: Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Other Rooms: Family Room Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws Energy Features: Multi-Pane Wndws 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 Name: HOA Telephone: Listing Dates Pricing and Sale Info Listing Contract Info Special Listing Cond: Lender Owned Prop	Fireplace: No Fireplace	Clst	Fencing: Block		Lot Number: 18
Dining Area: Eat-in Kitchen Other Rooms: Family Room Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws Resisting 1st Loan: Treat as Free&Clear Exist			Cooling: Refrigeration		Town-Range-Section: 2N-1E-34
Other Rooms: Family Room Water: City Water Sewer: Sewer - Public Energy Features: Multi-Pane Wndws 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: Listing Dates Pricing and Sale Info List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop	Features:	Laundry: Wshr/Dry HookUp Only	Heating: Electric Heat		Cty Bk&Pg:
Sewer: Sewer - Public Energy Features: Multi-Pane Wndws Sewer: Sewer - Public Cash; Conventional Total Asum Mnth Pmts: \$ 0		Dining Area: Eat-in Kitchen	Utilities: SRP		Plat:
Energy Features: Multi-Pane Windws New Financing: Cash; Conventional Total Asum Minth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow		Other Rooms: Family Room	Water: City Water		Taxes/Yr: \$ 1,352/2007
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: HOA Telephone: Listing Dates Pricing and Sale Info Listing Contract Info Special Listing Cond: Lender Owned Prop			Sewer: Sewer - Public		Ownership: Fee Simple
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: Listing Dates Pricing and Sale Info CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop			Energy Features: Multi-Par	ne Wndws	
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: Association Fee Incl: No Fees Association Fee: 0.00Land Lease Fee: 0 PAD Fee: \$0 Listing Dates Pricing and Sale Info CDOM/ADOM: 94 / 97 List Price: \$97,900 Special Listing Cond: Lender Owned Prop					Total Asum Mnth Pmts: \$ 0
Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow					Down Payment: \$ 0
Disclosures: None Possession: Close of Escrow					Existing 1st Loan: Treat as Free&Clear
Homeowner Assoc: N HOA Name: HOA Telephone: Listing Dates Pricing and Sale Info List Price: \$ 97,900 Possession: Close of Escrow Assoc Rules/Info: None Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0 Listing Contract Info Special Listing Cond: Lender Owned Prop					Exist 1st Loan Terms:
Homeowner Association Information Homeowners Assoc: N HOA Name: HOA Telephone: Listing Dates Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0 Listing Contract Info CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop					
Homeowners Assoc: N HOA Name: HOA Telephone: Listing Dates Pricing and Sale Info List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop					Possession: Close of Escrow
HOA Name: HOA Telephone: Listing Dates Pricing and Sale Info List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop		Homeowner Asso	ciation Information		
HOA Telephone: Listing Dates Pricing and Sale Info Listing Contract Info CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop	Homeowners Assoc: N	/	Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease
Listing Dates Pricing and Sale Info Listing Contract Info CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop	HOA Name:	Association Fee Incl: No Fees			Fee: 0
CDOM/ADOM: 94 / 97 List Price: \$ 97,900 Special Listing Cond: Lender Owned Prop	HOA Telephone:				PAD Fee: \$ 0
Special Listing Cond: Lender Owned Prop	Listing Dates	Pricing and Sale Info		Listing Cont	ract Info
	CDOM/ADOM: 94 / 97	List Price: \$ 97,900			
Listed by Century 21 Northwest Realty (cere10)				Special Listin	ng Cond: Lender Owned Prop
Elotod by. Containy El Horalmoot Houry (colo 10)	Listed by: Century 21 Northwest Realty (ce	ere10)			

12406 W ROSEWOOD DR EI Mirage, AZ 85335

Client Report (71)

\$98,200

Active



4052258 Residential Single Family - Detached

Beds/Baths: 4 / 2.5
SF: 1,978 / Tax Municipality: El Mirage
Year Built: 2001 Marketing Name:
Pool - Private: No Pool
Spa: None Model:

EF: 42.5FR2G Builder Name: Journey Homes
Lot Size: 1 - 7,500 Hun Block: 12400 W
Level: Two Levels
Dwelling Type: Single Family - Detached

Builder Name: Journey Homes
Hun Block: 12400 W
Map Code/Grid: L29

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart

Jr. High School: Dysart

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	Additional Bedroom: Master Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only; Inside		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: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates P		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM: 11 / 11		List Price: \$ 98,200		Special Listi	ng Cond: Lender Owned Prop
Listed by: Re/Max Desert Showcase (show01)					

11238 W MONTEROSA ST Phoenix, AZ 85037 \$98,900 Client Report (72) 4033565 Residential Single Family - Detached Active Beds/Baths: 4 / 2 Subdivision: Trailwood Tax Municipality: Phoenix SF: 1.537 / Year Built: 1998 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 42R2G Builder Name: Hancock Homes Lot Size: 1 - 7,500 Hun Block: 4200 N Level: Two Levels Map Code/Grid: P30 Dwelling Type: Single Family - Detached Ele Sch Dist: 092 - Pendergast Elementary District High School Dist #: 214 - Tolleson Union District Elementary School: Copper King High School: Westview Jr. High School: Copper King 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 Master Bedroom Bedroom 3 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 Kitchen Features: Range/Oven; County Code: Maricopa Architecture: Ranch Legal Subdivision: TRAILWOOD UNIT 1 Parking: 2 Car Garage Dishwasher: Disposal Const - Finish: Stucco AN: 102-90-057 Horses: N Master Bathroom: 3/4 Bath Master Bdrm Construction: Frame - Wood Fireplace: No Fireplace Additional Bedroom: Master Bdrm Split; Roofing: All Tile Lot Number: 57 Exterior Features: Yrd Wtring Sys Front; Master Bdrm Upstairs; Master Bdrm Fencing: Block Town-Range-Section: 2N-1E-19 Cooling: Refrigeration Dwnstrs; Mstr Bdr Walkin Clst Cty Bk&Pg: Yrd Wtring Sys Back; Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s) Heating: Electric Heat Plat: Flooring: Carpet; Tile Laundry: Wshr/Dry HookUp Only; Inside Utilities: SRP Taxes/Yr: \$ 1,735/2007 Water: City Water Ownership: Fee Simple Laundry Dining Area: Dining in LR/GR Sewer: Sewer in & Cnctd New Financing: Cash; VA; FHA Technology: HighSpd Intrnt Aval Total Asum Mnth Pmts: \$ 0 Energy Features: Ceiling Fan(s); Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Multi-Pane Wndws Exist 1st Loan Terms: Disclosures: Agency Discl Reg; None Possession: Close of Escrow **Homeowner Association Information** \$ 37/ Assoc Rules/Info: Pets OK (See Rmrks) Cap Imprv/Impact Fee: 0Land Lease Homeowners Assoc: Y HOA Name: Ross,mar and Graham Association Fee Incl: Common Area Fee: 0 HOA Telephone: 480-551-4338 PAD Fee: \$ 0 **Listing Contract Info** Listing Dates Pricing and Sale Info

Listed by: Squaw Peak Realty (sqpk02)

CDOM/ADOM: 34 / 35

List Price: \$ 98,900

Special Listing Cond: Lender Owned Prop



4050522 Residential Single Family - Detached Active

Beds/Baths: 4 / 2 Subdivision: Sundial Unit 1

SF: 1,832 /
Year Built: 1999
Pool - Private: No Pool
Spa: None
EF: 42RO2G
Tax Municipality: El Mirage
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Hancock Hol

EF: 42RO2G
Lot Size: 1 - 7,500
Level: Two Levels
Dwelling Type: Single Family - Detached

Builder Name: Hancock Homes
Hun Block: 12600 N
Map Code/Grid: L29

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart

Jr. High School: Dysart

Jr. 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 of 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 lendor. Free credit report and appraisal if CHL finances. Home sold AS IS. We can close quickly.

Kitchen 13 11 L	Living Room	19 15	Bedroom 3	10 10	
	Master Bedroom	14 13	Bedroom 4	10 10	
E	Bedroom 2	10 10	Den/Other Room	19 14	
Features	Room Details	Constructi	on & 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	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 Dwnership: 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	
	Homeowner Asso	ociation 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	
Listing Dates	Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 311 / 19	List Price: \$ 98,900		S <mark>pecial List</mark> i	ng Cond: Lender Owned Prop	
Listed by: Century 21 Metro Alliance (cere	83)	•		_	

6430 W Chickasaw ST Phoenix, AZ 85043

Client Report (74)

\$99,000



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

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

Jr. High School: Fowler

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.

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Features	I	Room Details	Construction & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Featu	ıres: Range/Oven;	Unit Style: All on One Level		County Code: Maricopa
Parking: 2 Car Garage	Dishwasher; D	Disposal; Microwave; Pantry	Const - Finish: Painted; Stu	ICCO	Legal Subdivision:
Horses: N	Master Bathro	oom: Full Bth Master Bdrm	Construction: Frame - Wood		AN : 104-28-388
Fireplace: No Fireplace	Additional Be	droom: Othr Bdr Walkin	Roofing: All Tile		Lot Number: 159
Exterior Features: Patio; Covered	Clst				Town-Range-Section:
Patio(s)			Cooling: Refrigeration		Cty Bk&Pg:
Features:	Laundry: Wsh	nr/Dry HookUp Only; Inside	Heating: Electric Heat		Plat:
	Laundry		Utilities: SRP		Taxes/Yr: \$ 1,221/2006
	Dining Area:	Dining in FR	Water: City Water		Ownership: Fee Simple
	Other Rooms	: Family Room	Sewer: Sewer - Public		New Financing: Cash; CTL; VA; FHA;
			Services: City Services		Conventional
			Technology: Cable TV Avai	l; HighSpd	Total Asum Mnth Pmts: \$ 0
			Intrnt Aval		Down Payment: \$ 0
					Existing 1st Loan: Treat as Free&Clear
					Exist 1st Loan Terms: Non Assumable
					Disclosures: None
					Possession: Close of Escrow
		Homeowner Asso	ciation Information		
Homeowners Assoc: Y	HOA Fee/Paid	1: \$ 121/Quarterly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0Land Lease
HOA Name:	Association F	ee Incl: Common Area	Other (See Remarks)		Fee: 0
HOA Telephone:	Maint; Other (S	See Remarks)			PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 372 / 124		List Price: \$ 99,000			
Off Market Date: 05/25/2008					
200,200,200				Special Listin	<mark>ng Cond:</mark> Lender Owned Prop
Listed by: Powerhouse Realty (padr01)					
,					

12501 W PARADISE DR EI Mirage, AZ 85335

Client Report (75)

\$99,000



4058253 Single Family - Detached Active Residential Beds/Baths: 4 / 2 Subdivision: Sundial SF: 1,832 / Tax Municipality: Maricopa Marketing Name: Year Built: 2001 Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 42FRD2G Builder Name: Hancock Lot Size: 1 - 7,500 Hun Block: 12000 N Level: Two Levels Map Code/Grid: M29 Dwelling Type: Single Family - Detached Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District Elementary School: Dysart 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 dinning 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 & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,801 - 2,000	Kitchen Featu	ures: Range/Oven;	Const - Finish: Painted; Stu	ucco	County Code: Maricopa	
Parking: 2 Car Garage	Dishwasher; D	Disposal; Refrigerator;	Construction: Frame - Woo	od	Legal Subdivision: SUNDIAL 3 UNIT 3	
Horses: N	Pantry		Roofing: All Tile		AN: 501-44-585	
Fireplace: No Fireplace	Master Bathroom: None Fencing: Block				Lot Number: 1367	
Property Description: Corner Lot; Desert	Additional Be	edroom: Master Bdrm	Cooling: Refrigeration		Town-Range-Section: 3N-1W-23	
Front; North/South Exposure	Upstairs; Othe	er Bdrm Dwnstrs; Mstr Bdr	Heating: Electric Heat	Cty Bk&Pg:		
Exterior Features: Patio; Covered	Walkin Clst		Utilities: APS		Plat:	
Patio(s)			Water: City Water		Taxes/Yr: \$ 1,284/2007	
Features:	Laundry: Wsh	nr/Dry HookUp Only; Inside	Sewer: Sewer - Public		Ownership: Fee Simple	
Flooring: Tile	Laundry		Services: City Services		New Financing: Cash; VA; FHA;	
	Dining Area:	Formal; Breakfast Bar;	Technology: Cable TV Ava	il; HighSpd	Conventional	
	Dining in LR/G	SR .	Intrnt Aval		Total Asum Mnth Pmts: \$ 0	
	Other Rooms	: Family Room; Great	Energy Features: Ceiling F	an(s)	Down Payment: \$ 0	
	Room				Existing 1st Loan: Treat as Free&Clear	
				Exist 1st Loan Terms:		
					Disclosures: None	
					Possession: Close of Escrow	
		Homeowner Asso	ciation Information			
Homeowners Assoc: Y	HOA Fee/Paid	d: \$ 44/Quarterly	Assoc Rules/Info: Prof Mai	naged	Cap Imprv/Impact Fee: 0Land Lease	
HOA Name:	Association I	ee Incl: Common Area			Fee: 0	
HOA Telephone:	Maint				PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 1 / 1		List Price: \$ 99,000			·	
		, , , , , , , , , , , , , , , , , , ,				
				Special Listi	ng Cond: Lender Owned Prop	
Listed by: RE/MAX Professionals (rmpr03)	· ———					

11606 W SHAW BUTTE DR EI Mirage, AZ 85335

Client Report (76)

\$99,275

Active



4036396 Residential

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

Ele Sch Dist: 089 - Dysart Unified District Elementary School: Dysart

Jr. High School: Dysart

Subdivision: Sundial 4
Tax Municipality: El Mirage
Marketing Name:

Planned Cmty Name: Model:

Single Family - Detached

Builder Name: Hancock Hun Block: 12100 N Map Code/Grid: L29

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 & Ut	ilities	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 Feat Microwave Master Bathr Laundry: Insi	ures: Range/Oven; oom: Full Bth Master Bdrm de Laundry Dining in LR/GR	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 Asso	ciation Information		
Homeowners Assoc: Y HOA Name: HOA Telephone: 480-545-9755	/ Association I Maint	Fee Incl: Common Area	Assoc Rules/Info: Prof Mai	naged	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 35 / 35		List Price: \$ 99,275		Special Listi	n g Cond: Lender Owned Prop
Listed by: Liberty One Realty (libo01)					

11143 W DEVONSHIRE AVE Phoenix, AZ 85037 \$99,500 Client Report (77) 4006678 Single Family - Detached Active Residential Beds/Baths: 4 / 2 Subdivision: Trailwood SF: 1,845 / Tax Municipality: Phoenix Marketing Name: Year Built: 1999 Pool - Private: No Pool Planned Cmty Name: Spa: None Model: **EF**: 42R2G Builder Name: Unknown Lot Size: 1 - 7,500 Hun Block: 4100 N Level: Two Levels Map Code/Grid: P30

Ele Sch Dist: 092 - Pendergast Elementary District
Elementary School: Copper King
High School Dist #: 214 - Tolleson Union District
High School: Westwood

Jr. High School: Copper King

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,

Dwelling Type: Single Family - Detached

Features		Room Details	Construction & Ut	ilities	County, Tax and Financing
Features Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Feat Master Bathr Laundry: Ws	ures: Other (See Remarks)	Construction & Uti Const - Finish: Stucco Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	od	County, Tax and Financing 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 Assoc	ciation Information		
Homeowners Assoc: Y HOA Name: Rossmar and Graham HOA Telephone: 480.551.4300		d: \$ 37/Monthly Fee Incl: Common Area	Assoc Rules/Info: Prof Mar		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 308 / 83		List Price: \$ 99,500		Special Listin	ng Cond: Lndr/Corp Aprvl Reqd; Lender
Listed by: West USA Realty (wusa02)					

13314 N 126TH AVE EI Mirage, AZ 85335 \$99,800 Client Report (78) 4058563 Residential Single Family - Detached Active Beds/Baths: 3 / 2.5 Subdivision: Parque Verde Tax Municipality: El Mirage SF: 1,776 / Year Built: 2002 Marketing Name: Planned Cmty Name: Pool - Private: No Pool Spa: None Model: Builder Name: 0 **EF**: 32.5R2G Lot Size: 1 - 7,500 Hun Block: 13300 N Level: Two Levels Map Code/Grid: L29 Dwelling Type: Single Family - Detached

> Ele Sch Dist: 089 - Dysart Unified District Elementary School: El Mirage

Jr. High School: El Mirage

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 & U	tilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Feat Dishwasher Master Bathr Laundry: Insi	ures: Range/Oven; oom: Full Bth Master Bdrm	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 Asso	ciation Information		
Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association I Maint	Fee Incl: Common Area	Assoc Rules/Info: Prof Ma	naged	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Con	tract Info
CDOM/ADOM: 1 / 4		List Price: \$ 99,800			
				Special List	ting Cond: Lender Owned Prop
Listed by: Realty 2000 Town & Country	(relt01)				

High School Dist #: 089 - Dysart Unified District

High School: Dysart

12951 N Pablo ST El Mirage, AZ 85335

Client Report (79)

\$99,900

Active



2967676 Residential Single Family - Detached

Beds/Baths: 3 / 2
SF: 1,572 /
Year Built: 2000
Pool - Private: No Pool
Spa: None

Subdivision: Arizona Brisas
Tax Municipality: El Mirage
Marketing Name:
Planned Cmty Name:
Model:

EF: 32R2G
Lot Size: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Builder Name: KB Homes
Hun Block: 11750 W
Map Code/Grid: L29

Ele Sch Dist: 089 - Dysart Unified District High School Dist #: 089 - Dysart Unified District

Elementary School: Dysart

Jr. High School: Dysart

Jr. 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 & Ut	ilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600	Kitchen Feat	ures: Range/Oven;	Const - Finish: Painted		County Code: Maricopa
Parking: 2 Car Garage	Dishwasher; D	Disposal; Microwave	Construction: Frame - Woo	od	Legal Subdivision:
Horses: N	Master Bathr	oom: Full Bth Master Bdrm	Roofing: Comp Shingle		AN: 501-36-452
Fireplace: No Fireplace			Fencing: Block		Lot Number: 44
			Cooling: Refrigeration		Town-Range-Section:
Features:	Laundry: Wsl	nr/Dry HookUp Only; Inside			Cty Bk&Pg:
	Laundry		Utilities: APS		Plat:
	Dining Area:	Eat-in Kitchen	Water: City Water		Taxes/Yr: \$ 1,161/2007
	Other Rooms	: Great Room	Sewer: Sewer - Public		Ownership: Fee Simple
			Technology: Cable TV Avai	il	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 Asso	ciation Information		
Homeowners Assoc: N	/		Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association I	Fee Incl: No Fees			Fee: 0
HOA Telephone:					PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Conti	act Info
CDOM/ADOM: 204 / 210		List Price : \$ 99,900			
				Special Listin	ng Cond: Lender Owned Prop
Listed by: John Hall & Associates (halj03)					

2217 S 84TH AVE Tolleson, AZ 85353 Client Report (80) \$99,900



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

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 & Util	ities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800	Kitchen Features: Dishwasher; Disposal	Architecture: Contemporary		County Code: Maricopa
Parking: 2 Car Garage	Pantry	Const - Finish: Stucco		Legal Subdivision:
Horses: N	Master Bathroom: Full Bth Master Bdrm	Construction: Frame - Wood		AN : 101-55-487
Fireplace: No Fireplace	Double Sinks	Roofing: All Tile		Lot Number: 487
Exterior Features: Patio	Additional Bedroom: Master Bdrm	Fencing: Block		Town-Range-Section:
Features:	Upstairs; Mstr Bdr Walkin Clst	Cooling: Refrigeration		Cty Bk&Pg:
		Heating: Electric Heat		Plat:
	Laundry: Wshr/Dry HookUp Only; Inside	Utilities: SRP; SW Gas		Taxes/Yr: \$ 1,759/2007
	Laundry	Water: City Water		Ownership: Fee Simple
	Dining Area: Eat-in Kitchen; Dining in	Sewer: Sewer - Public		New Financing: Cash; VA; FHA;
	LR/GR	Services: City Services		Conventional
	Other Rooms: Family Room	Technology: Cable TV Avail;		Total Asum Mnth Pmts: \$ 0
		Intrnt Aval		Down Payment: \$ 0
				Existing 1st Loan: Treat as Free&Clear
				Exist 1st Loan Terms:
				Disclosures: None
				Possession: Close of Escrow
	Homeowner Asso	ciation Information		
Homeowners Assoc: Y	HOA Fee/Paid: \$ 77/Quarterly	Assoc Rules/Info: Pets OK	(See Rmrks);	Cap Imprv/Impact Fee: 0.00Land Lease
HOA Name:	Association Fee Incl: Common Area	Rental OK (See Rmks); Prof	Managed	Fee: 0
HOA Telephone:	Maint			PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 142 / 142	List Price: \$ 99,900			·
			Special Listi	ng Cond: Lndr/Corp Aprvl Reqd; Lender
			Owned Prop	
Listed by: Century 21 Centre Point (cere4)	7)			
, ,	•			

8125 W Magnolia ST Phoenix, AZ 85043 \$99,900 Client Report (81) 3011004 Single Family - Detached Residential Active Subdivision: SUNDANCE RANCH Beds/Baths: 3 / 2 SF: 1,505 / Tax Municipality: Phoenix Year Built: 2000 Marketing Name: Pool - Private: No Pool Planned Cmty Name: Spa: None Model: Builder Name: Richmond American **EF**: 32R2G Lot Size: 1 - 7,500 Hun Block: 8100 W Level: Single Level Map Code/Grid: Q31 Dwelling Type: Single Family - Detached Ele Sch Dist: 214 - Tolleson Union District High School Dist #: 214 - Tolleson Union District Elementary School: Fowler High School: Tolleson Jr. High School: Fowler 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 PREQUALIFED THROUGH COUNTRYWIDE HOME LOANS***** Kitchen 10 12 Living Room 18 15 Bedroom 3 10 10 Dining Room Den/Other Room 12 10 11 Master Bedroom 12 13 10 Bedroom 2 10 10 Room Details Construction & Utilities County, Tax and Financing Features County Code: Maricopa Kitchen Features: None Const - Finish: Stucco Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Master Bathroom: Full Bth Master Bdrm Construction: Frame - Wood Legal Subdivision: Horses: N Roofing: All Tile AN: 104-33-257 Fireplace: No Fireplace Fencing: Block Lot Number: 252 Laundry: Wshr/Dry HookUp Only Cooling: Refrigeration Town-Range-Section: --Features: Dining Area: Eat-in Kitchen Heating: Electric Heat Cty Bk&Pg: Utilities: APS Plat: Water: City Water Taxes/Yr: \$ 1,770/2007 Sewer: Sewer - Public 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 Assoc Rules/Info: None Cap Imprv/Impact Fee: 0.00Land Lease HOA Name: SUNDANCE RANCH HOA Association Fee Incl: Common Area Fee: 0 HOA Telephone: 480-551-4300 PAD Fee: \$ 0

Listing Dates Pricing and Sale Info **Listing Contract Info** CDOM/ADOM: 133 / 133 List Price: \$ 99,900 Special Listing Cond: Lndr/Corp Aprvl Regd; Lender Owned Prop

Listed by: Charlie Sykes Realty 17 (syks01)

12521 W SURREY AVE EI M	irage, AZ 85335				Client Repo	ort (82)		\$99,900
Cross Streets: Thunderbird and 127th Ave	aths: 4 / 2.5 95 / uilt: 2003 Private: No Pool one 5R2G e: 1 - 7,500 Fwo Levels g Type: Single Fan Dist: 089 - Dysart tary School: El Min School: Dysart	nily - Detached Unified District rage	•	Marketing Na Planned Cmt Model: Builder Nam Hun Block: 1 Map Code/Gi High School:	Buenavida ality: El Mirage ame: ry Name: e: Journey Homes 2300 N rid: L29 Dist #: 089 - Dysart Uni		rict	
Remarks: Buenavida subdivision, 1495 sq a SUPRA lockbox on the property. LENDEl acceptance. Lender selects Title company.	R owned, Not a SHORT All offers must have pro	sale! No SPDS/CL	UE report as Lend LSR & a copy of	ler has neve the earnest	er occupied. A money check	S-IS acknowledgement or they will not be prese	part of nted. TF	YT
Kitchen 14 19	Living Room		12	16	Bedroom 3		3	11
	Master Bedroom		11	15	Bedroom 4	•	10	10
	Bedroom 2		10	11				
Features	Room De			ction & Util		County, Tax and		ing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace	Kitchen Features: Dis Pantry Master Bathroom: Ful Additional Bedroom:	I Bth Master Bdrm	Architecture: Co Const - Finish: F Construction: Fr	Painted; Stu		County Code: Maricop Legal Subdivision:	а	
Property Description: Desert Front Exterior Features: Covered Patio(s) Features:	Upstairs Laundry: Wshr/Dry Ho Laundry Dining Area: Dining in	okUp Only; Inside LR/GR	Roofing: All Tile Fencing: Block Cooling: Refriger Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - F Services: City Se Technology: Cab Intrnt Aval	ration Heat r Public; Sewe ervices ole TV Avail	er in & Cnctd HighSpd	AN: 509-07-521 Lot Number: 521 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 930/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts Total Encumbrance: \$ Down Payment: \$ 0 Existing 1st Loan: Tre Exist 1st Loan Terms: Disclosures: Agency © Possession: Close of E	e VA; FHA s: \$ 0 0 at as Fre Non Ass iscl Req	A; ee&Clear sumable
Exterior Features: Covered Patio(s) Features:	Laundry: Wshr/Dry Ho Laundry Dining Area: Dining in	okUp Only; Inside	Fencing: Block Cooling: Refriger Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - F Services: City Se Technology: Cat Intrnt Aval	ration Heat r Public; Sewe ervices ole TV Avail	er in & Cnctd HighSpd	Lot Number: 521 Town-Range-Section: Cty Bk&Pg: Plat: Plat: Saves/Yr: \$ 930/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts Total Encumbrance: \$ Down Payment: \$ 0 Existing 1st Loan: Tre Exist 1st Loan Terms: Disclosures: Agency D Possession: Close of E	e VA; FHA s: \$ 0 0 at as Fre Non Ass iscl Req	ee&Clear sumable ; None
Exterior Features: Covered Patio(s) Features:	Laundry: Wshr/Dry Ho Laundry Dining Area: Dining in	okUp Only; Inside LR/GR Homeowner Asso	Fencing: Block Cooling: Refriger Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - F Services: City Se Technology: Cat	ration Heat r Public; Sewe ervices ole TV Avail	er in & Cnctd HighSpd	Lot Number: 521 Town-Range-Section: Cty Bk&Pg: Plat: Plat: System	e VA; FHA s: \$ 0 0 at as Fre Non Ass iscl Req	ee&Clear sumable ; None

Listed by: Re/Max Renaissance Realty (rmrr01)

CDOM/ADOM: 130 / 132

List Price: \$ 99,900

Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

10373 W Amelia AVE Avo	ndale, AZ 85	323		Client Repo	ort (83)	\$99,900
Cross Streets: 107th Ave. & Indian Sc	nool Rd Direction	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 Far Ele Sch Dist: 092 - Pende Elementary School: Garden L	nily - Detached rgast Elementary District en Lakes .akes	Marketing N Planned Cn Model: Builder Nar Hun Block: Map Code/G	n: Westwind pality: Avondale lame: hty Name: Westwind ne: Beazer 3800 N Grid: P30 I Dist #: 214 - Tolleson I I: Westview	
property Remarks: Lender owned. Home needs	ropaire througho	ut but is priced accordingly.	Cold as is, no ends or clue, pla	naso waiyo in	contract coller to choose	o title and escrew
call co-listing agent for disclosure prior			sold as is, no spus of cide, pi	ease waive iii	contract, seller to choos	e title and escrow,
Kitchen 9	17	Living Room	12 1	3 Bedr	oom 3	10 11
Dining Room 8	13	Master Bedroom	14 1	6		
Family Room	3 17	Bedroom 2	10 1	1		
Features		D D / ''				
		Room Details	Construction & Ut		County, Tax an	
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 Wtr Sys Back Features: Fix-Up Needs Repair	Master Bath Additional B Clst Laundry: Ws Laundry Dining Area:	tures: Other (See Remarks) room: Full Bth Master Bdrm edroom: Mstr Bdr Walkin hr/Dry HookUp Only; Inside	Construction & Ut Const - Finish: Painted; Str Construction: Frame - Wor Roofing: All Tile Fencing: Block Cooling: Other (See Reman Heating: Other (See Reman Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Ava Sys Leased Energy Features: Sunscree Multi-Pane Wndws	ucco od rks) ks)	County, Tax an County Code: Maricol Legal Subdivision: AN: 102-27-715 Lot Number: 528 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,580/200 Ownership: Fee Simp New Financing: Cash Total Asum Mnth Pmt Total Encumbrance: \$ Down Payment: \$ 0 Existing 1st Loan: Tre Exist 1st Loan Terms Disclosures: Other (\$ Possession: Close of	7 le; Conventional ts: \$ 0 \$ 115000 eat as Free&Clear : ee Remarks)
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 Wtr Sys Back	Master Bath Additional B Clst Laundry: Ws Laundry Dining Area:	tures: Other (See Remarks) room: Full Bth Master Bdrm edroom: Mstr Bdr Walkin shr/Dry HookUp Only; Inside Dining in LR/GR s: Family Room	Const - Finish: Painted; Str Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Other (See Remai Heating: Other (See Remai Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Ava Sys Leased Energy Features: Sunscree	ucco od rks) ks)	County Code: Maricol Legal Subdivision: AN: 102-27-715 Lot Number: 528 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,580/200 Ownership: Fee Simp New Financing: Cash Total Asum Mnth Pmt Total Encumbrance: \$ Down Payment: \$ 0 Existing 1st Loan: Tre Exist 1st Loan Terms Disclosures: Other (S	7 le; Conventional ts: \$ 0 \$ 115000 eat as Free&Clear : ee Remarks)
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 Wtr Sys Back	Master Bath Additional B Clst Laundry: Ws Laundry Dining Area: Other Room	tures: Other (See Remarks) room: Full Bth Master Bdrm edroom: Mstr Bdr Walkin shr/Dry HookUp Only; Inside Dining in LR/GR s: Family Room	Const - Finish: Painted; Sti Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Other (See Reman Heating: Other (See Reman Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Ava Sys Leased Energy Features: Sunscree Multi-Pane Wndws	ucco bd rks) rks) il; Security en(s);	County Code: Maricol Legal Subdivision: AN: 102-27-715 Lot Number: 528 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,580/200 Ownership: Fee Simp New Financing: Cash Total Asum Mnth Pmt Total Encumbrance: \$ Down Payment: \$ 0 Existing 1st Loan: Tre Exist 1st Loan Terms Disclosures: Other (S Possession: Close of	7 le ; Conventional ts: \$ 0 \$ 115000 eat as Free&Clear : ee Remarks) Escrow
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 Wtr Sys Back Features: Fix-Up Needs Repair Homeowners Assoc: Y HOA Name: 33	Master Bath Additional B Clst Laundry: Ws Laundry Dining Area: Other Room HOA Fee/Pai Association	tures: Other (See Remarks) room: Full Bth Master Bdrm edroom: Mstr Bdr Walkin shr/Dry HookUp Only; Inside Dining in LR/GR s: Family Room Homeowner Asso id: \$ 31/Monthly	Const - Finish: Painted; Sti Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Other (See Reman Heating: Other (See Reman Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Ava Sys Leased Energy Features: Sunscree Multi-Pane Wndws	ucco bd rks) rks) il; Security en(s);	County Code: Maricol Legal Subdivision: AN: 102-27-715 Lot Number: 528 Town-Range-Section: Cty Bk&Pg: Plat: Taxes/Yr: \$1,580/200 Ownership: Fee Simp New Financing: Cash Total Asum Mnth Pmt Total Encumbrance: \$Down Payment: \$0 Down Payment: \$0 Existing 1st Loan: Tre Exist 1st Loan Terms Disclosures: Other (\$Possession: Close of PAD Fee: \$0	7 le ; Conventional ts: \$ 0 \$ 115000 eat as Free&Clear : ee Remarks) Escrow

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

Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop

9406 W RAYMOND ST Tolleson, AZ 85353

Client Report (84)

\$99,900

Active



3017302 Residential Single Family - Detached

Beds/Baths: 3 / 2
SF: 1,735 / Sepailt: 2007
Pool - Private: No Pool
Spa: None

Single Family - Detached

Subdivision: Tivoli
Tax Municipality: Tolleson
Marketing Name:
Planned Cmty Name:
Model:

Spa: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Single Level

Dwelling Type: Single Family - Detached

Ele Sch Dist: 062 - Union Elementary District

Elementary School: Union Jr. High School: Union High School Dist #: 214 - Tolleson Union District

High School: Tolleson

Hun Block: 3700 S

Map Code/Grid: Q30

Builder Name: Palacia Homes

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 & Ut	ilities	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	Additional Bo	ures: Pantry room: Full Bth Master Bdrm edroom: Mstr Bdr Walkin ride Laundry Eat-in Kitchen	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 Asso	ciation Information		
Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association Maint	Fee Incl: Common Area	Assoc Rules/Info: Prof Managed		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
		List Price: \$ 99,900		Special Listi	ng Cond: Lender Owned Prop
Listed by: Liberty One Realty (libo01)		L			

Single Family - Detached

Active



3025080 Residential

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

Ele Sch Dist: 002 - Riverside Elementary District Elementary School: Riverside

Jr. High School: Riverside

Subdivision: Riverbend
Tax Municipality: Phoenix
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Unknown
Hun Block: 3875 S
Map Code/Grid: R32

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.

questions.									
Kitchen	13	12	Living Roo Master Be		19 17	15 13	Bedroom 3	11 11	
			Bedroom 2	2	11	11			
Features				Room Details	Construc	ction & Utili	ties	County, Tax and Financing	
Parking: 2 Car G Horses: N Fireplace: No Fir	Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Kitchen Fea Master Bath Laundry: Ins Dining Area		Laundry: Ins Dining Area:	room: Full Bth Master Bdrm	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 Asso	ciation Informatio	n			
Homeowners As HOA Name: Ren HOA Telephone:	aissance Cor			d: \$ 205/Quarterly Fee Incl: Common Area	Assoc Rules/Info	: Prof Mana		Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates				Pricing and Sale Info	_	L	isting Contr	ract Info	
CDOM/ADOM: 1	04 / 107			List Price: \$ 99,900		s	pecial Listir	ng Cond: Lender Owned Prop	
Listed by: Arizona	a Residential	Realty (ce	ac01)	•		<u> </u>			

9963 W DEVONSHIRE AVE Phoenix, AZ 85037

Client Report (86)

\$99,900



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

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 CHOISE TO TITLE CO. EARNEST MONEY TO BE CERTIFIED FUNDS.

Features		Room Details	Construction & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: 1 Fireplace Property Description: Desert Front	Kitchen Feath Master Bathr Double Sinks Laundry: Insi Dining Area:	ures: Other (See Remarks) oom: Full Bth Master Bdrm; de Laundry	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, Tax and Financing 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	
	<u> </u>	Homeowner Asso	ciation Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	/ Association I Remarks)	Fee Incl: Other (See	Assoc Rules/Info: Other (S	·	Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 102 / 103		List Price: \$ 99,900		Special Listin	ng Cond: Lender Owned Prop	
Listed by: Realty Executives (reax143)						

12517 W MYER LN EI Mirage	e, AZ 8533	5			Client Report	(87)	\$99,900	
		4013840 Resid	lential	Single Fa	mily - Deta	ched	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 Fan	nily - 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 Elementary School: El Mi Jr. High School: El Mirage	rage		High School Dist #: 089 - Dysart Unified District High School: Dysart			
Cross Streets: El Mirgae Road and Thund	erbird Direct	ions: South on El Mirage Rd	to Myer, West on	Myer to pro	perty.			
Remarks: Nice 3 bedroom, 2 full bath home Yes, there is an ARMLS/SUPRA lockbox or company. All offers must have proof of fund Kitchen 10 14	the property.	LENDER owned, so No SPI R & a copy of the earnest mo	OS/CLUE report. A	AS-IS cknow	ledgement is			
Features		Room Details	Constru	ıction & Uti	lities	County, Tax a	nd Financing	
Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Property Description: North/South Exposure	Dishwasher; [Master Bathr Laundry: Ws Laundry	hr/Dry HookUp Only; Inside Eat-in Kitchen	Architecture: Ra Const - Finish: I Construction: F Roofing: All Tile Fencing: Block Cooling: Refrige Heating: Electric Utilities: APS Water: City Wate Sewer: Sewer - I Services: City St Technology: Ca Intrnt Aval Energy Features	Painted; Sturame - Wooderation Heat Public; Sewervices ble TV Avail S: Multi-Pan	er in & Cnctd ; HighSpd e Wndws	County Code: Maric Legal Subdivision: UNIT 3 AN: 509-08-140 Lot Number: 488 Town-Range-Sectio Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,067/20 Ownership: Fee Sim New Financing: Cas Conventional Total Asum Mnth Pr Total Encumbrance: Down Payment: \$0 Existing 1st Loan: T Exist 1st Loan Term Disclosures: Agency Possession: Close of	PARQUE VERDE n: 3N-1W-14 07 ple h; VA; FHA; nts: \$ 0 \$ 0 reat as Free&Clear s: Non Assumable p Discl Req; None	
	,	Homeowner Asso				0 1 "	0.001 - 11	
Homeowners Assoc: N HOA Name: HOA Telephone:	Association	Fee Incl: No Fees	Assoc Rules/Inf	o: None		Cap Imprv/Impact F Fee: 0 PAD Fee: \$ 0	ee: 0.00Land Lease	
Listing Dates		Pricing and Sale Info			Listing Conti	ract Info		
CDOM/ADOM: 71 / 73		List Price: \$ 99,900			Special Listin	ng Cond: Lndr/Corp A	prvl Reqd; Lender	

Listed by: Re/Max Renaissance Realty (rmrr01)

11836 W BLOOMFIELD RD EI Mirage, AZ 85335

Client Report (88)

\$99,900



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

Ele Sch Dist: 089 - Dysart Unified District

Elementary School: Dysart High School: Dysart Jr. High School: Dysart

Cross Streets: N El 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 & Ut	ilities	County, Tax and Financing	
Features 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 Feat Dishwasher; I Master Bathr Additional Be Laundry: Ws Dining Area: Other Rooms Items Update Floor Partial/F	ures: Range/Oven;	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 Reg	
					Disclosures: Agency Discl Req Possession: Close of Escrow	
		Homeowner Asso	ciation 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 Cont	ract Info	
CDOM/ADOM: 234 / 67		List Price: \$ 99,900		•	ng 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 / Tax Municipality: Goodyear

Year Built: 2001 Marketing Name:
Pool - Private: No Pool
Spa: None Model:
EF: 32FRO2G Builder Name: Beazer

Spa: None
EF: 32FRO2G
Lot Size: 1 - 7,500
Level: Single Level

Level: Single Level

Dwelling Type: Single Family - Detached

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

Hun Block: 300 S

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

226 S 7TH ST Avondale, AZ 85323 \$99,900 Client Report (90)



Residential Single Family - Detached Beds/Baths: 3 / 2 Subdivision: Brookeside Tax Municipality: Avondale SF: 1,511 / Year Built: 2003 Marketing Name: Planned Cmty Name: Pool - Private: No Pool Spa: None Model:

EF: 32R2G Builder Name: UNKNOWN Lot Size: 1 - 7,500 Hun Block: 700 E Level: Single Level Map Code/Grid: Q29 Dwelling Type: Single Family - Detached

4037680

Ele Sch Dist: 044 - Avondale Elementary District High School Dist #: 216 - Agua Fria Union District Elementary School: Avondale High School: None

Jr. High School: Avondale

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.

Kitchen Features: Pantry Master Bathroom: Full Bth Master Bdrn Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR; Breakfas Room Other Rooms: Great Room	Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avai	od il; HighSpd	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:	
	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		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)	
Homeowner Ass	ociation Information		- Coccoin close of Essien	
\$ 0/ Association Fee Incl: No Fees	Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Pricing and Sale Info		Listing Cont	tract Info	
List Price: \$ 99,900		Special Listi Owned Prop	ing Cond: Lndr/Corp Aprvl Reqd; Lender	
۰	0/ ssociation Fee Incl: No Fees Pricing and Sale Info	Pricing and Sale Info	O/ Issociation Fee Incl: No Fees Pricing and Sale Info List Price: \$ 99,900 Special List	

Active

9002 W HILTON AVE Tolleson, AZ 85353

Client Report (91)

\$99,900



4040957 Residential Sing Beds/Baths: 3 / 2

Single Family - Detached Active

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

Dwelling Type: Single Family - Detached

Ele Sch Dist: 062 - Union Elementary District

Elementary School: Union
Jr. High School: Union

SF: 1,590 /

Spa: None

EF: 32R2G

Year Built: 2004 Pool - Private: No Pool

Lot Size: 1 - 7,500

Level: Single Level

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 & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,401 - 1,600	Kitchen Feat	ures: Disposal; Pantry	Const - Finish: Painted; Stu	ICCO	County Code: Maricopa	
Parking: 2 Car Garage	Master Bathr	oom: Full Bth Master Bdrm	Construction: Frame - Woo	od	Legal Subdivision: 91ST AVE AND	
Horses: N			Roofing: All Tile		LOWER BUCKEYE ROAD	
Fireplace: No Fireplace			Fencing: Block		AN: 101-57-171	
	Laundry: Wsl	hr/Dry HookUp Only	Cooling: Refrigeration		Lot Number: 171	
Features:	Dining Area:	Eat-in Kitchen	Heating: Electric Heat	Town-Range-Section:		
			Utilities: SRP; SW Gas		Cty Bk&Pg:	
			Water: City Water		Plat:	
			Sewer: Sewer - Public		Taxes/Yr: \$ 1,724/2007	
					Ownership: Fee Simple	
					New Financing: Cash; CTL; VA; FHA;	
					Conventional	
			דן		Total Asum Mnth Pmts: \$ 0	
	Down Paymen		ļc		Down Payment: \$ 0	
		Existing 1st L		Existing 1st Loan: Treat as Free&Clear		
					Exist 1st Loan Terms:	
					Disclosures: Agency Discl Req; None	
					Possession: By Agreement	
		Homeowner Asso	ciation Information			
Homeowners Assoc: Y	/		Assoc Rules/Info: Prof Mar	naged	Cap Imprv/Impact Fee: 0Land Lease	
HOA Name:	Association I	Fee Incl: Common Area			Fee: 0	
HOA Telephone:	Maint				PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Contr	act Info	
CDOM/ADOM: 28 / 28		List Price: \$ 99,900				
				Special Listin	ng Cond: Lender Owned Prop	
Listed by: Realty World Superstars (rwss0	1)					

1615 S 63RD DR Phoen	ix, /	AZ 85043			Cli	ent Repo	rt (92	2)		\$9	99,900
			4043462 Resi	dential	Single F	, ,		ched:	OV 7	Activ	е
Cross Streets: 67TH AVIDLICKEYE DD Directions:			Year Built: 1999 Pool - Private: No Pool Spa: None EF: 32RD2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached Ele Sch Dist: 214 - Tolleson Union District		Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 1600 S Map Code/Grid: Q32 High School Dist #: 214 - Tolleson Union Di-			n Distric			
Cross Streets: 67TH AV/BUCKEYE	RD I	Directions:									
Remarks: Kitchen	12	12	Living Room		20	10	Bed	room 3		13	9
Dining Room	21	12	Master Bedroom Bedroom 2		25 13	15 10					
Features			Room Details	Constr	uction & Ut	ilities		County, Ta	x and Fi	inancin	g
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Doo 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)		(See Remarks Master Bathr	oom: Full Bth Master Bdrm hr/Dry HookUp Only; arage	Fencing: Block Cooling: Refrig Heating: Electri Utilities: SRP Water: City Wat Sewer: Sewer- Services: City St Technology: Ci Energy Feature Multi-Pane Wnd	Frame - Woo o Shingle ; Wood eration ic Heat ter Public Services able TV Ava as: Ceiling F	il	County Code: Maricopa Legal Subdivision: WESTRIDGE PAR 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;				
Homeowners Assoc: Y		HOA Fee/Pai		Assoc Rules/In		(See Rm	rks)	Cap Imprv/Impac	t Fee: 0I	Land Le	ase
HOA Name: WESTRIDGE PARK HOA Telephone:		Association Maint	Fee Incl: Common Area			•	,	Fee: 0 PAD Fee: \$ 0			
Listing Dates			Pricing and Sale Info			Listing	Cont	ract Info			
CDOM/ADOM: 25 / 28			List Price: \$ 99,900			Special	Listi	<mark>ng Cond:</mark> Lender (Owned P	rop	

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
Subdivision: PARK MEADOWS
SF: 1,601 / Tax Municipality: Phoenix
Year Built: 2005
Pool - Private: No Pool
Spa: None
Model:
Be: 43230
Builder Name: DR HORTON

Level: Single Level

Dwelling Type: Single Family - Detached

Diagram Builder Name: DR HORTON

Hun Block: 3200 W

Map Code/Grid: R33

Ele Sch Dist: 066 - Roosevelt Elementary District High School Dist #: 210 - Phoenix Union District

Elementary School: Ed Pastor

Jr. High School: Ed and Verma Pastor

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 & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,601 - 1,800	Kitchen Features: Dishwasher;	Const - Finish: Painted; Stu	ICCO	County Code: Maricopa	
Parking: 2 Car Garage	Microwave	Construction: Frame - Woo	od	Legal Subdivision: PARK MEADOWS	
Horses: N	Master Bathroom: Full Bth Master Bdrm	Roofing: All Tile		UNIT 1	
Fireplace: No Fireplace	Additional Bedroom: Mstr Bdr Walkin	Fencing: Block		AN: 105-68-260	
Exterior Features: Patio	Clst	Cooling: Refrigeration		Lot Number: 241	
Features:		Heating: Electric Heat		Town-Range-Section: 01N-02E-26	
	Laundry: Wshr/Dry HookUp Only	Utilities: SRP		Cty Bk&Pg:	
	Dining Area: Eat-in Kitchen	Water: City Water		Plat:	
	_	Sewer: Sewer - Public		Taxes/Yr: \$ 1,160/2007	
		Services: City Services		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 Reg; Other	
				(See Remarks)	
				Possession: Close of Escrow	
	Homeowner Asso	ociation Information			
Homeowners Assoc: Y	HOA Fee/Paid: \$ 49/Monthly	Assoc Rules/Info: Prof Mai	naged	Cap Imprv/Impact Fee: 0Land Lease	
HOA Name: CITY PROPERTY MGMT	Association Fee Incl: Common Area		Ü	Fee: 0	
HOA Telephone: 602-437-4777	Maint; Street Maint			PAD Fee: \$ 0	
Listing Dates	Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 13 / 13	List Price: \$ 99,900				
			Special Listi	ng Cond: Lender Owned Prop	
Listed by: Re/Max Renaissance Realty (mrr01)		ı	<u> </u>	

8143 W WATKINS ST Phoenix, AZ 85043

Client Report (94)

\$99,900

Active



4051562 Residential Single Family - Detached

Beds/Baths: 3 / 2

SF: 1,505 / Tax Municipality: Phoenix

Year Built: 2001 Marketing Name:
Pool - Private: No Pool Planned Cmty Name:
Spa: None Model: Brava

EF: 32RO2G Builder Name: Richmond American

EF: 32RO2G
Lot Size: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Builder Name: Richm
Hun Block: 2400 S
Map Code/Grid: Q31

Ele Sch Dist: 011 - Peoria Unified District High School Dist #: 011 - Peoria Unified District

Elementary School: Sundance High School: Tolleson
Jr. High School: Sundance

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 & Ut	ilities	County, Tax and Financing	
Approx SqFt Range: 1,401 - 1,600	Kitchen Feat	ures: Range/Oven;	Architecture: Ranch		County Code: Maricopa	
Parking: 2 Car Garage	Dishwasher; I	Disposal	Unit Style: All on One Level	I	Legal Subdivision:	
Horses: N	Master Bathr	oom: Full Bth Master Bdrm	Const - Finish: Painted; Stu	ICCO	AN : 104-33-198	
Fireplace: No Fireplace	Additional B	edroom: Master Bdrm Split;	Construction: Frame - Woo	od	Lot Number: 193	
Property Description: Desert Front;	Mstr Bdr Walk	kin Clst	Roofing: All Tile		Town-Range-Section: 1N-1E-14	
North/South Exposure			Fencing: Block		Cty Bk&Pg:	
Exterior Features: Patio; Pvt	Laundry: Wa	sher Included; Inside	Cooling: Refrigeration		Plat:	
Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front;	Laundry		Heating: Electric Heat		Taxes/Yr: \$ 1,479.18/2008	
Yrd Wtring Sys Back	Dining Area:	Eat-in Kitchen; Breakfast	Utilities: SRP		Ownership: Fee Simple	
Features: Vaulted Ceiling(s); No Interior	Room		Water: City Water		New Financing: Cash; VA; FHA;	
Steps	Other Rooms	s: Great Room; Den/Office	Sewer: Sewer - Public		Conventional	
Complex Feature: Children's Playgrnd			Technology: Pre-Wire Sat [Dish; Sat Dish	Total Asum Mnth Pmts: \$ 0	
Flooring: Carpet; Tile			TV Ownd; Cable TV Avail; H	lighSpd Intrnt	Down Payment: \$ 0	
			Aval; Security Sys Owned		Existing 1st Loan: Treat as Free&Clear	
			Energy Features: Sunscree	en(s); Ceiling	Exist 1st Loan Terms:	
			Fan(s); Multi-Pane Wndws		Disclosures: Agency Discl Req	
					Possession: Close of Escrow	
		Homeowner Asso	ciation Information			
Homeowners Assoc: Y	HOA Fee/Pai	d: /Monthly	Assoc Rules/Info: Prof Mar	naged	Rec Center: N	
HOA Name: Rossmar-Graham		Fee Incl: Common Area			Cap Imprv/Impact Fee: 0Land Lease	
HOA Telephone: 480-551-4300	Maint				Fee: 0	
					PAD Fee: \$ 0	
Listing Dates	·L	Pricing and Sale Info		Listing Cont	ract Info	
CDOM/ADOM: 12 / 12		List Price: \$ 99,900		-		
ODOMIADOM. 12 / 12		LISt F 1106. ψ 99,900				
				Special Listing Cond: Lender Owned Prop		
Listed by: Homesmart (cril01)						
=:0:00 2j.::0:::0:::0::01)						

3317 W WASHINGTON ST Phoenix, AZ 85009 \$99,900 Client Report (95) 4052458 Residential Single Family - Detached Active Beds/Baths: 3 / 2 Subdivision: WORMSERS ADDITION SF: 1,474 / Tax Municipality: Phoenix Year Built: 2006 Marketing Name: Planned Cmty Name: Pool - Private: No Pool Spa: None Model: **EF**: 32R2G Builder Name: UNKNOWN Lot Size: 7,501 - 10,000 Hun Block: 0 N Map Code/Grid: Q33 Level: Single Level Dwelling Type: Single Family - Detached

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.

Ele Sch Dist: 021 - Murphy Elementary District

Elementary School: Jack L. Kuban Jr. High School: Jack L. Kuban

Features		Room Details	Construction & Ut	ilities	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	Kitchen Feati Master Bathr	ures: Range/Oven; Disposal oom: 3/4 Bath Master Bdrm nr/Dry HookUp Only; Inside Eat-in Kitchen		od il; HighSpd	County, Tax and Financing 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 Asso	ciation Information				
Homeowners Assoc: N HOA Name: HOA Telephone:	/ Association I	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 Cont	ract Info		
CDOM/ADOM: 171 / 171		List Price: \$ 99,900					
				Special Listin	ecial Listing Cond: Lender Owned Prop		
Listed by: AZCO Properties, LLC (azpt01)							

High School Dist #: 210 - Phoenix Union District High School: Carl Hayden Community

6554 W MONROE ST Phoenix, AZ 85043

Client Report (96)

Marketing Name:

Planned Cmty Name:

Subdivision: Southglen
Tax Municipality: Phoenix

Single Family - Detached

Model:

\$99,900

Active



4052700 Residential

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

Ele Sch Dist: 045 - Fowler Elementary District

Elementary School: Sunridge Jr. High School: Santa Maria

Builder Name: Unknown Hun Block: 200 N Map Code/Grid: Q32

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, overal 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 & Uti	lities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: No Fireplace Features:	Kitchen Featu Dishwasher; D	ures: Range/Oven; Disposal oom: Full Bth Master Bdrm de Laundry	Construction & Uti Construction: Painted; St. Construction: Frame - Woo Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sew	d	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 Asso	ciation Information		1
Homeowners Assoc: Y HOA Name: HOA Telephone:		d: \$ 61/Monthly Fee Incl: Other (See	Assoc Rules/Info: Other (S	ee Remarks)	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Cont	ract Info
CDOM/ADOM: 39 / 40		List Price: \$ 99,900		Special Listi	ng Cond: Lender Owned Prop
Listed by: T & L Property Management & S	Sales L.L.C. (tlti	r01)			

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. 12 10 Master Bedroom 11 Bedroom 3 11

11

Bedroom 3

12

	Bedroom 2		10	10	Bedroom 4			10	10
	Bedroom 2		10	10	Bedroom 4			10	10
	Features		Room Details	Co	nstruction & Ut	ilities	County,	Tax and Fi	nancing
P F P E R	pprox SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Plorses: N Parking: No Fireplace Property Description: Desert Back Parking: No Fireplace Property Peatures: Patio; Other (See Bemarks) Peatures:	Dishwasher; I Refrigerator Master Bathr Additional Be Clst Laundry: Insi	edroom: Mstr Bdr Walkin de Laundry Dining in LR/GR	Unit Style: Const - Fin Constructi Roofing: A Fencing: B Cooling: R Heating: Ei Utilities: SI Water: City Sewer: Sev Technolog Intrnt Aval Energy Fea Multi-Pane	ish: Painted; Stron: Frame - Wood II Tile lock efrigeration lectric Heat RP Water wer - Public y: Cable TV Avalatures: Ceiling F Wndws	ucco od il; HighSpd	County Code: N Legal Subdivis AN: 103-24-295 Lot Number: 84 Town-Range-Sc Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,44 Ownership: Fet New Financing Conventional Total Asum Mn Total Encumbar Down Payment Existing 1st Lo Exist 1st Loan Disclosures: N Possession: Cl	ion: 90/2007 e Simple : Cash; VA; th Pmts: \$ ance: \$ 0 :: \$ 0 an: Treat a Terms:	0 s Free&Clear
Ŀ		1.	Homeowner Asso	1					
Н	lomeowners Assoc: Y IOA Name: IOA Telephone:		Fee Incl: Front Yard Maint; a Maint; Street Maint	Assoc Rules/Info: Prof Managed		naged	Rec Center Fee: 0 Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0		00Land Lease
L	isting Dates		Pricing and Sale Info			Listing Contract Info			
CDOM/ADOM: 118 / 118		List Price: \$ 99,900							

Listed by: Powerhouse Realty (padr01)

Master Bedroom

Special Listing Cond: Lender Owned Prop

10

11

24587 N BEACON FIELD RD Surprise, AZ 85387

Client Report (98)

\$99,900



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

Jr. High School: Kingswood

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 Approx SqFt Range: 1,401 - 1,600		Room Details			
Approx SqFt Range: 1,401 - 1,600			Construction & Utilities Const - Finish: Stucco		County, Tax and Financing
		3,		_	County Code: Maricopa
Parking: 2 Car Garage	/	demarks) Construction: Fra		od	Legal Subdivision: MARTIN ACRES
lorses: N		oom: Full Bth Master Bdrm	Roofing: Comp Shingle		AN : 503-72-046
Fireplace: No Fireplace		edroom: Mstr Bdr Walkin	Fencing: None		Lot Number: 46
Exterior Features: Patio; Covered	Clst		Cooling: Refrigeration		Town-Range-Section: 4N-2W-11
Patio(s)			Heating: Electric Heat		Cty Bk&Pg:
eatures:	Laundry: Wsl	.aundry: Wshr/Dry HookUp Only; Inside Utilities: APS			Plat:
Flooring: Tile; Other	Laundry		Water: Pvt Water Company		Taxes/Yr: \$ 1,075/2007
	Dining Area:	ea: Eat-in Kitchen; Dining in Sewer: Septic in & Cnctd			Ownership: Fee Simple
	LR/GR		Services: City Services		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 Asso	ciation Information		
Homeowners Assoc: N /			Assoc Rules/Info: None		Cap Imprv/Impact Fee: 0Land Lease
HOA Name: Association		Fee Incl: No Fees			Fee: 0
IOA Telephone:					PAD Fee: \$ 0
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM: 6 / 6		List Price: \$ 99,900			
				Special Listin	ng Cond: Lender Owned Prop
isted by: Gastineau Realty Group (ga	ist01)			•	

13366 W CROCUS DR Surprise, AZ 85379

Client Report (99)

\$99,900

Active



4055804 Single Family - Detached Residential Beds/Baths: 3 / 2 Subdivision: Roseview Unit 6 Tax Municipality: Surprise SF: 1,511 / Marketing Name: Year Built: 2001 Planned Cmty Name: Pool - Private: No Pool Spa: None Model: **EF**: 32FR2G Builder Name: Del Webb Hun Block: 13100 W

Lot Size: 1 - 7,500 Level: Single Level

Dwelling Type: Single Family - Detached

Ele Sch Dist: 089 - Dysart Unified District

Elementary School: Dysart Jr. High School: Dysart High School Dist #: 089 - Dysart Unified District

High School: Dysart

Map Code/Grid: L29

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!!

Dishwasher; D Master Bathro Laundry: Wsh	isposal pom: Full Bth Master Bdrm	Const - Finish: Stucco	d	County Code: Maricopa Legal Subdivision: ROSEVIEW UNIT 6 AN: 501-94-869 Lot Number: 35	
Other Rooms:	Construction: Frame - Wood Roofing: All Tile Fencing: Block Wshr/Dry HookUp Only ea: Eat-in Kitchen Heating: Electric Heat Utilities: APS Water: City Water Sewer: Public Services		ines; Cable	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 Assoc	ciation Information			
Homeowners Assoc: Y HOA Name: HOA Telephone: Maint HOA Telephone:		Assoc Rules/Info: Prof Managed		Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates Pricin		Listing Cont		act Info	
CDOM/ADOM: 5 / 5		List Price: \$ 99,900		Special Listing Cond: Lndr/Corp Aprvl Reqd; Lender Owned Prop	
-	Maint	Association Fee Incl: Common Area Maint Pricing and Sale Info	Homeowner Association Information Association Fee Incl: Common Area Maint Pricing and Sale Info	Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail	

		\$100,000
4057818 Residential	Single Family - Detached Act	tive
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 - Detache	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 I Elementary School: Sunridge Jr. High School: Santa Maria	District High School Dist #: 214 - Tolleson Union Dist High School: La Joya	trict

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