



HOUSING & URBAN DEVELOPMENT (HUD) FEDERAL HOUSING ADMINISTRATION NOTICE TO REAL ESTATE BROKERS

The following properties are being offered for sale. A \$200 earnest money deposit will be required with submission of Sales Contract regardless of type of sale or loan amount. Balance of down payment due, if any, will be collected at closing. Amounts offered above the minimum offering price are to be included in down payment as a larger investment in the property. OFFERS TO PURCHASE MUST BE IN INCREMENTS OF \$50 ABOVE THE STATED MINIMUM. Review of offers will take place in

Friday, January 3, 1975 at 11:00 a.m.

and position will be established by the best offer procedure explained in detail in our HM Letter 74; dated April 5, 1974. ALL OFFERS ARE TO BE SUBMITTED IN SEALED ENVELOPES WITH THE PROPERTY ADDRESS AND DATE REVIEW IS SCHEDULED ON THE OUTSIDE. Terms listed not available to investors if insured financing requested. Subject to error.

The following properties are being offered As-Is with insured financing and warranty. If there are any items that will be installed by HUD, with no cost to the purchaser at move-in, a list will be found in the kitchen.

Table with columns: CASE NUMBER, ADDRESS, MINIMUM PRICE OFFERING, CODE, BDRMS, BATHS. Lists various properties for sale.

\* 4835 Tamalpais, LV has a pool. There is no warranty on the pool.

The following properties have been previously listed. These properties have been repaired and are being sold with insured financing and warranty. All offers will be accepted on a first come, first served basis.

Table with columns: CASE NUMBER, ADDRESS, MINIMUM PRICE OFFERING, CODE, BDRMS, BATHS. Lists repaired properties for sale.

\*235 financing is available on these properties.

\*\*16 A. Nelson Avenue is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment.

\*\*\*All properties on E. Van Wagenen Street are subject to Homeowners' Association dues in the amount of \$32 per month in addition to regular monthly mortgage payment.

The properties are being offered As-Is with insured financing and warranty. If there are any items that will be installed by HUD, with no cost to the purchaser at move-in, a list will be found in the kitchen. All offers will be accepted on a first come, first served basis.

Table with columns: CASE NUMBER, ADDRESS, MINIMUM PRICE OFFERING, CODE, BDRMS, BATHS. Lists properties with insured financing.

\*\* 3770 Fairlawn Avenue is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

\*\*3435 Garden Drive is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

\*\*3811 Surfrider Lane is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment.

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO THE PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE. THE LOCAL HUD OFFICE IS LOCATED AT 300 LAS VEGAS BLVD., SOUTH, LAS VEGAS, NEVADA.

ORIGINAL DEFECTIVE

YOU CAN ATTAIN GREAT HEIGHTS BY STAYING ON THE LEVEL

Please Send Me 900 W. Bonanza Rd. Las Vegas, Nev. 89106



NEVADA'S BLACK COMMUNITY WEEKLY "An Uninterrupted Publication Since 1963"

Enclosed is the sum of: (No Cash, Please) \$7.50 (1 year)

PLEASE PRINT

NAME \_\_\_\_\_ STREET \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ SIGNATURE \_\_\_\_\_



EQUAL HOUSING OPPORTUNITIES

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) FEDERAL HOUSING ADMINISTRATION NOTICE TO REAL ESTATE BROKERS

OUTSTANDING REAL ESTATE VALUES TO BE SOLD AS IS, ALL CASH NO WARRANTY, NO FHA INSURANCE

SEALED BIDS WILL BE ACCEPTED UP TO 4:00 P.M. MONDAY, JANUARY 5, 1975 ON THE PROPERTIES LISTED BELOW AT THE LAS VEGAS SERVICE OFFICE, TO BE OPENED AND REVIEWED THE FOLLOWING DAY. SUBJECT TO ERROR.

IMPORTANT INSTRUCTIONS READ CAREFULLY

The following properties are being offered to PROSPECTIVE OWNER-OCCUPANTS ONLY. BID FORM 9551 (Offer to Purchase and Broker's Tender) must be sealed and property address and date bid opening to be placed on the outside of the envelope. HUD reserves the right to withdraw or reject any offers at its discretion prior to the close of escrow. All sales must close within 30 days from bid opening and cannot be conditioned upon future financing availability, including VA.

An earnest money deposit of \$500 will be required upon acceptance of offer. Do not submit with bid. Amounts offered above the minimum offering price must be in increments of \$50.00 above stated minimum.

All properties will be subject to outstanding instructions and regulations relative to lead based paint hazard removal, The National Environmental Policy Act, and the National Flood Insurance Program. Properties having evidence of lead based paint will be indicated by (LBP) appearing immediately in front of address. Purchaser shall be required to establish an escrow deposit in the amount of \$500 at the closing for removal of lead based paint to be released upon elimination of hazard.

Any air conditioning units, windows, frames or sliding doors that have been removed and stored by HUD will be delivered immediately after closing in as is condition. Installation will be the responsibility of the purchaser. Any known structural deficiencies or code violations will be posted in the property. HUD CANNOT GUARANTEE THERE WILL BE ANY OF THESE ITEMS ON ANY PARTICULAR PROPERTY.

Table with columns: CASE NUMBER, ADDRESS, MINIMUM PRICE OFFERING, BDRMS, BATHS. Lists properties for sale.

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO THE PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE. THE LOCAL HUD OFFICE IS LOCATED AT 300 LAS VEGAS BLVD., SOUTH, LAS VEGAS, NEVADA.