



DEPARTMENT OF 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. Amount offered above the minimum offering price are to be included in the 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 our Las Vegas office on: FRIDAY, February 28, 1975 at 11:00 AM and position will be established by the best offer procedure explained in detail in our HM Letter 74-2; 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 have been previously listed and 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 various properties for sale with details on price and location.

* 3770 Fairlawn Ave. and 3435 Garden Drive, are subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

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

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.



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The following properties have been repaired and are being offered with FHA insurance and warranty. These properties have 235 funding available. Only families who have attended home-ownership counseling sessions and have been approved by PPFT may submit purchase offers. Brokers are to include a copy of the counseling attendance certificate with the Broker's Tender at the time of review.

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

These 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 properties for sale with various details.

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 previously listed repaired properties.

* 235 Funding Available on these properties.

** 2689 Heritage, LV is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

*** 816 A, Nelson Ave., NLV is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment. 235 Funds Available.

xx 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.

x All the properties on Donna Street in NLV are subject to Homeowners' Association dues in the amount of \$20 per month.

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