

CLASSIFIED ADVERTISING

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (Continued)

NORTH LAS VEGAS							LAS VEGAS						
Case Number	Address	Listed Offer Price	BR	BA	Garage	Code	Case Number	Address	Listed Offer Price	BR	BA	Garage	Code
332-087438-203	2701 Clayton Street	\$22,500	3	2	NONE	2	332-019418-262	575 "C" Roxella	\$42,750	2	1½	Garage	1
332-088319-203	1915 W. Nelson	\$21,950	5	2	NONE	2	NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT						
332-093543-203	3830 Eastbend Avenue	\$44,100	4	2	Carport	2	332-085846-203	1408 Patriot Street	\$61,750	3	2	Garage	1
332-095306-203	1305 Ferguson Avenue	\$27,600	3	2	Carport	2	332-087995-203	3524 Strutz Street, #C	\$48,000	3	2	Garage	1
332-097370-203	2526 Bulloch, Unit H	\$20,000	4	2	NONE	2	332-088890-203	4848 Palacio Court	\$51,500	2	1½	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$26.52 IN ADDITION TO MONTHLY PAYMENT													
332-098815-270	3701 Belmont Street	\$35,700	3	1	NONE	2-4	332-095088-203	3969 South Avila Street	\$89,500	4	2	Garage	1
332-101962-203	3416 Tabor Avenue	\$48,300	3	1	Garage	2	332-095536-203	1203 Palm Terrace	\$53,200	3	2	NONE	1
332-107872-203	3528-D Rio Robles Drive	\$32,500	2	1½	Garage	2	332-095583-203	5905 Evergreen	\$51,000	3	2	Carport	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT													
332-112378-203	2805 Barr Avenue	\$40,600	4	1½	NONE	2	332-099250-203	4029 Colusa Circle	\$42,000	3	1	NONE	1
332-113480-203	2712 Gowan Road	\$34,200	3	1½	NONE	2	332-115389-203	882 Ripple Way	\$46,000	2	1½	Carport	1
332-114898-252	2101 N. 5th Street	\$41,500	3	2	Carport	2	332-101734-203	700 Princeton Street	\$46,800	2	1	NONE	1
332-120349-203	2825 Civic Center Drive	\$34,700	3	1	Carport	2	332-102680-203	4228 Park Court	\$54,100	2	1½	NONE	1
HENDERSON							332-102772-203	2704 Valparaiso Street	\$63,000	3	2	Garage	1
332-104729-203	431 Tiger Lily Court	\$40,200	4	2	Garage	2	332-103484-203	1405 Greenbare Drive	\$58,400	3	2	Garage	1
332-105086-203	501 Barret Street	\$37,450	3	2	Garage	2	332-105138-261	14 Page Street	\$49,400	2	1	Garage	1
332-107959-203	404 Crestway Drive	\$43,750	2	1	NONE	2	332-105413-203	1055 North Greymouth	\$74,100	3	2	Garage	1
332-109119-203	291 Princess Ann Court	\$57,000	3	2	Garage	2	332-106491-203	2764 Heritage Court	\$75,500	3	2	Garage	1
332-110700-596	540 Zuber Avenue	\$49,600	3	2	Garage	2	332-108417-203	1871 Quintearo Street	\$46,000	2	2	Carport	1
332-109114-203	241 Duke of Wales Court	\$58,900	3	2	Garage	2	NOTE: THIS IS A MOBILE HOME. ASSN. DUES OF \$39.00 IN ADDITION TO MONTHLY PAYMENT						
332-109117-203	230 Princess Ann Court	\$56,900	4	2	Garage	2	332-110019-203	5921 Vegas Drive	\$50,500	2	1½	NONE	1
332-110984-203	1332 Palm Street	\$27,100	2	1	Carport	2	332-110119-203	862 Ripple Way	\$51,000	2	1½	Carport	1
332-111214-203	210 Elm Street	\$45,600	3	2	NONE	2	NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT						
332-112197-503	1602 Keena Drive	\$48,450	2	1	Garage	2	332-110305-203	7420 Silver Leaf Way	\$73,700	4	2	Garage	1
332-113471-203	451 Sellers Place	\$46,900	2	1	Carport	2	332-110466-203	11 North Colbath Street	\$46,700	2	1	Garage	1-4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT													
332-129903-703	1118 Shonto Place	\$42,000	2	2	Garage	2	332-112206-203	4795 Nettie Avenue	\$55,100	3	1	NONE	1
PAHRUMP							332-116146-203	2311 Callahan Avenue	\$75,050	3	2	NONE	1
332-105767-203	NW Corner Money & Manse	\$38,400	2	2	NONE	2	332-116628-203	7560 Florine Drive	\$75,050	3	2	Garage	1
							332-117172-261	1737 South Christy Lane	\$58,900	2	1	Garage	1
							332-119188-203	321 Minnesota Street	\$43,900	3	2	NONE	1
							332-120835-203	6201 Sir Lancelot Circle	\$47,000	3	2	NONE	1-4
							332-122280-203	1211 Coach Lane	\$44,400	3	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT													
NORTH LAS VEGAS							332-100439-203	2617 Seven Pines Place	\$39,300	3	2	Garage	1
							332-117023-203	1906 Princeton Street	\$90,300	6	3	NONE	1
NOTE: THIS IS A TRI-PLEX													
HENDERSON							332-101208-203	155 Van Waenen Street	\$27,550	1	1	NONE	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$52.00 IN ADDITION TO MONTHLY PAYMENT													
							332-101499-203	919 San Gabriel Avenue	\$59,250	3	2	NONE	1
							332-104984-203	1501 Chestnut	\$48,450	3	2	Carport	1
							332-114595-503	470 Sellers Place	\$46,000	2	1½	Carport	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT													
							332-118552-203	1845 Teal Court	\$42,250	2	2	Garage	1-4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT													
							332-122233-503	531 Sellers Place	\$46,850	1	1½	Carport	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT													

The following properties are offered for sale as is, with FHA-insured financing without the one-year structural and systems warranty, or other provisions for warranty contained in Item 11 on the reverse side of the Standard Retail Sales Contract, Form HUD-9548. A \$500 earnest money deposit will be required with submission of the sales contract. This \$500 earnest money deposit must be a Cashier's Check, certified funds, or money order drawn on a Nevada institution. The balance of the down payment due will be collected at closing. **MAXIMUM MORTGAGE AMOUNT FOR HUD-INSURED LOANS: 1)**

Owner/Occupant - The maximum mortgage amount is computed by taking 97 percent of the first \$25,000 plus 95 percent of the remaining amount of the listing price, plus 90 percent of any amount bid above the listing price, then rounding down to the nearest \$50 up to statutory limits. **2) Investor** - The maximum mortgage amount is computed by taking 85 percent of the bid amount and rounding down to the nearest \$50 up to statutory limits. When a property is sold with FHA insurance, the new owner will have five (5) calendar days from close of escrow to request HUD to correct any problems in the plumbing, heating, electrical, air conditioning (not evaporative coolers), and structural problems. Appliances are not included. The final decision on corrective action is the sole decision of HUD.

HUD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE.