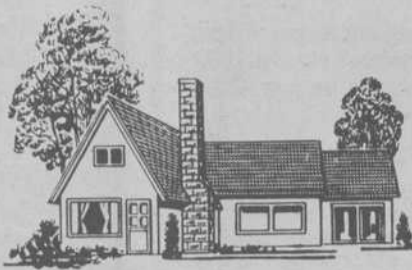


CLASSIFIED ADVERTISING

LOOKING FOR A HOUSE?



DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

NOTICE TO THE PUBLIC

See Any Real Estate Broker of Your Choice

The following properties are being listed AS-IS, ALL CASH WITHOUT INSURED FINANCING AND WARRANTY. An earnest money deposit, of 10% or a maximum of \$2,000.00, made payable to HUD, in the form of a cashier's check, purchased by the buyer from a local lending institution (Out of State Cashiers Checks will not be accepted), or money order, will be required with submission of the Sales Contract and appropriate addendums. The balance due, in the form of a cashiers check or money order made out to the title company will be collected at closing. EARNEST MONEY NOT RECEIVED WITHIN THREE DAYS ON SUCCESSFUL BIDS WILL AUTOMATICALLY CANCEL OFFERS. AS-IS, ALL CASH SALES MUST CLOSE WITHIN 30 DAYS. NOTICE: EFFECTIVE DECEMBER 12, 1983, REQUESTS FOR EXTENSIONS ON TRANSACTIONS REQUIRING MORE TIME THAN THE MAXIMUM ALLOWED, MAY BE CONSIDERED, BUT AT NO TIME WILL THE EXTENSION EXCEED 15 DAYS. THERE WILL BE A \$13.50 PER DAY FEE CHARGED AND THIS FEE WILL BE PAYABLE AT THE TIME THE EXTENSION IS REQUESTED. A change in our longstanding policy has been determined by Central Office in Washington, D.C. Earnest money received in connection with the sale of acquired properties will be deposited upon execution by HUD of the HUD-9548, Standard Retail Sales Contract. In the event of a refund to the prospective buyer, barring any forfeiture of earnest monies, HUD will prepare a refund voucher and send it to the Office of Finance and Accounting in Washington, D.C. All Real Estate Brokers and Salesmen, without exception, are instructed to insert the following statement in item "H" of the Standard Retail Sales Contract which you submit. "Sale subject to conditions on attachment to Standard Retail Sales Contract, Form HUD-9548".

BID OPENINGS WILL TAKE PLACE IN THE LAS VEGAS BOARD OF REALTORS, CONFERENCE ROOM, 1820 EAST SAHARA AVENUE, SUITE 100, 2ND FLOOR, LAS VEGAS, NEVADA. THE LAS VEGAS HUD OFFICE TELEPHONE NUMBER IS (702) 388-6331.

BID CUT OFF DATE:

MONDAY, MAY 13, 1985 at 4:30 pm

BID OPENING DATE:

TUESDAY, MAY 14, 1985 at 1:00 pm

ALL OFFERS ARE TO BE SUBMITTED IN SEALED ENVELOPES WITH THE CASE NUMBER, PROPERTY ADDRESS, OWNER-OCCUPANT OR INVESTOR AND DATE BID OPENING IS SCHEDULED, INDICATED ON THE OUTSIDE. SALESPERSONS ARE ASKED TO ATTACH THEIR BUSINESS CARD ALONG WITH SALES OFFER, SO THAT WE MAY KNOW WHO TO CONTACT IF NECESSARY. ALL BIDS ACCEPTED FROM OWNER-OCCUPANT BIDDERS SHALL NOT BE GIVEN PRIORITY OVER OFFERS TO PURCHASE FROM INVESTOR BIDDERS. ALL BIDS MUST BE RECEIVED BY 4:30 P.M. ON MAY 13, 1985. NO OTHERS WILL BE CONSIDERED. PROPERTIES NOT RECEIVING BIDS, WILL IMMEDIATELY BE PUT ON A FIRST-COME, FIRST-SERVED BASIS UNTIL SOLD, WITHDRAWN, OR RELISTED.

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.

CONDOMINIUM SALES: On all condominium sales, at least 80% of the units on which there are HUD insured mortgages in a project must be owner-occupied for insured financing to be available on additional units.

LAS VEGAS Case Number	Address	Listed Offer Price	BR	BA	Garage	Code
332-116191-203	1618 Amapola Drive S.	\$58,000	3	2	Garage	1-4
332-112428-203	4961 Apollostar Court	\$84,000	8	4	NONE	1
NOTE: THIS IS A FOUR-PLEX						
332-127637-203	4820 Arizona Avenue E.	\$63,000	3	2	Garage	1-4
332-108664-203	4212 Baxter Pl	\$45,100	2	1	Carport	1
332-085974-203	4420 Berkley Avenue	\$48,800	3	2	NONE	1-4
332-110968-270	3415 Big Sur Drive	\$41,700	3	2	Carport	1

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