

HUD HOMIES

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BROKER

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Always call if you see any property you are interested in, whether in an ad or in the area while you are driving around. I belong to the multiple listing services in the High Desert and can access information for you on any listing!

Listing Date	Case #	Address	Bed/Bath	Bid Price
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**THERE ARE NO HOMES THIS WEEK
PLEASE CHECK BACK
NEXT WEEK**



Codes

- Air** Airport Zone
- F** Floodplain
- Hist** Historical
- HOA** Homeowner Association
- IE** Insured with Repair Escrow
- IN** Insured
- LBP** Lead-based Paint
- UI** Uninsured
- PUD** Planned Unit Development
- Revit** Revitalization Area

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STATUS CODES

- A - Property is eligible for VA (GI Financing), FHA, conventional VA vendee financing, or “all cash”. On FHA financing, buyer’s lender orders appraisal. On VA (GI financing), VA will issue CRV. VA, FHA, or Conventional loans are 60 day escrows. “All cash” escrows are 30 days. VA vendee financing escrows are 22 days.
- B - VA will not provide a termite clearance
- C - All cash sales (no outside financing) 30-day escrow period. Current verification of funds required with submission of offer.
- D- Flood insurance may be required.
- E- Cracked slab/foundation problem.
- F - City permit may be required. Property may not conform to local zoning restrictions.
- G- Buyer must sign VA for 25-6705A to acknowledge that deferred repairs will be completed after purchaser takes possession (list available).
- H- Eligible for VA Homeless program. Fifty percent (50%) discount applies if purchased by eligible homeless provider.
- I- VA did not and will not make any repairs.
- J- The condition of the solar system and/or its equipment are not known and any missing equipment will not be replaced. This will not be repaired by VA.
- K- The condition of the spa and/or its equipment are not known and any missing equipment will not be replaced. This will not be repaired by VA.
- L - That VA did not remodel this property and does not warrant that any alterations or additions meet local building codes. In addition, the purchaser acknowledges that the appliances will not be replaced and/or repaired and are not considered in the determination of the value. All appliances are in “AS IS” condition without warranty or guarantee.
- M- The condition of the private water system and/or its equipment are not known and any missing equipment will not be replaced. This will not be repaired by VA.
- N- Public sewer is available and not connected and VA will not connect.
- O - No public sewer is available.
- P- There is no covered off -street parking. VA will not provide any.
- Q- The condition of the swimming pool and/or its equipment are not known and any missing equipment will not be replaced. This will not be repaired by VA.
- R - Buyer will become a member of homeowners association and be responsible for the monthly fee.
- S- Occupied units are not sold subject to occupancy. VA does not warrant rental income, proration of rents or tenants permanency.
- T - VA vendee financing (VA in house financing) or “all-cash” sale only. VA vendee escrows are 22 days. “All Cash” escrows are 30 days.
- U- Positive drainage away from building should be maintained at all times.
- V- Structural damage is due to soil condition.
- W- VA has repaired cracked slab(s).
- X- Property may not meet MPR and is sold in its “as-is” condition. Conventional as-is financing, FHA 203K, VA vendee, or “all cash”. Conventional or FHA 203K loans are 60 day escrows. Terms is 22 days. “All Cash” escrows are 30 days.
- Y - Buyer assumes all risk and responsibility for protective bars.
- Z - **DAMAGED UTILITY SYSTEMS:** VA will not repair or turn on for inspection.
- 1- Investor Special: These properties are believed not to be suitable for immediate residential occupancy and may require extensive repairs to utility system.
- 2- Lead base paint may be present
- 3- HOA litigation
- 4- Possible Title Problems and/or VA may not have title.
- 5- “Mello Roos” may be in effect.
- 6- Add-on’s/additions may be incomplete and/or not to code.
- 7- Minor/moderate earthquake damage
- 8- Crime scene
- 9- Death on premises.
- 10- 2 units
- 11- 2 units
- 12- 4 units
- 13- Fire Damage
- 14- Special assessment
- 15- 2 or more HOA fees

VICTORVILLE Continued

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