

NEW SALES PROGRAM!

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Give us your Best Offer!

HUD'S BEST OFFER PROGRAM

We list a reasonable price Our listed price is our estimate of the reasonable price of the home. Experience has demonstrated that competition for our homes supports the listed price, but sometimes we may be a little high or a little low.

But give us your best offer! If we decide to accept an offer, it will be the best net offer received. If you submit an unreasonably low offer, we need to tell you now that we won't accept it. But if you submit an offer that's reasonable and it's the best offer received, we'll give it a serious look.

How does HUD determine the best offer? We take the offered price and deduct from it the amounts that you want HUD to pay for closing costs, discount points, and loan origination fees. Those deductions result in your net offer price. HUD has the discretion to select the best net offer that we receive.

When does HUD determine the best offer? Each ad will list homes that are open for competitive bids until a specified time. Ads will also list any homes available on a first offer basis — that means that we can accept the first offer that we receive until the specified time.



EQUAL HOUSING OPPORTUNITY

BID OPENING HOMES
BIDS ACCEPTED UNTIL 11:00 AM JAN 28TH
BID OPENING 1:00 PM JAN 28TH

287 Heritage Ave, Eugene 3 Bd, 1 1/2 Ba, 960 Sq. Ft. \$23,400	762 Thomas St, Myrtle Creek 3 Bd, 1 1/2 Ba, 1900 Sq. Ft. \$30,500	550 Pacific Ave, Springfield 2 Bd, 1 Ba, 786 Sq. Ft. \$15,800	* 1910 92nd Ave NE, Vancouver 2 Bd, 1 Ba, 988 Sq. Ft. \$34,000
1400 Paropa Ct NE, Gresham 2 Bd, 1 Ba, 720 Sq. Ft. Condo \$18,400	8029-31 7th Ave. NE, Portland 3 Bd, 2 Ba 1659 Sq. Ft. Duplex \$26,800	3220 Pheasant Blvd, Springfield 2 Bd, 1 Ba, 808 Sq. Ft. \$16,900	* 3204 110th St NE, Vancouver 3 Bd, 2 Ba, 1660 Sq. Ft. \$52,250
1452 Paropa Ct NE, Gresham 2 Bd, 1 Ba, 800 Sq. Ft. Condo \$19,050	3508 Division St SE, Portland 2 Bd, 2 Ba, 1540 Sq. Ft. \$29,750	130 Sukadorf, Winston 3 Bd, 1 Ba, 1920 Sq. Ft. \$14,350	3808 Plomondon Ln, Vancouver 3 Bd, 2 Ba, 1704 Sq. Ft. \$34,000
219 Howland St, Myrtle Creek 2 Bd, 1 Ba, 576 Sq. Ft. \$16,900	548 3rd S, Springfield 2 Bd, 1 Ba, 716 Sq. Ft. \$20,300	4305 54th St NE, Vancouver 3 Bd, 1 Ba, 816 Sq. Ft. \$17,000	2315 Simpson Ave, Vancouver 3 Bd, 2 Ba, 1634 Sq. Ft. \$22,800

BIDS ACCEPTED UNTIL 11:00 AM JAN 21ST
BID OPENING 1:00 PM JAN 21ST

* 4253 Clay Place, Albany 3 Bd, 2 Ba, 1232 Sq. Ft. \$39,000	* 10434 29th St, Milwaukie 3 Bd, 1 Ba, 920 Sq. Ft. \$40,800	7041 7th Pl, NE Portland 3 Bd 1 1/2 Ba, 1008 Sq. Ft. \$29,450	* 3350 Fairhaven NE, Salem 2 Bd, 1 Ba, 1051 Sq. Ft. \$20,600
* 18050 Arbor Crest Ct SW, Aloha 3 Bd, 2 Ba, 1512 Sq. Ft. \$54,000	* 9405 55th SE Milwaukie 3 Bd, 1 Ba, 920 Sq. Ft. \$42,500	2225 44th Ave SE, Portland 3 Bd, 1 Ba, 922 Sq. Ft. \$20,400	* 4784-74 Palomino Ct, Salem 4 Bd, 1551 Sq. Ft. Duplex 2 full baths, + 2 half baths \$44,200
375 Hemlock St, Arlington 3 Bd, 1 1/2 Ba, 1386 Sq. Ft. \$23,300	17863 Candy Lane, Milwaukie 3 Bd, 1 Ba, 1258 Sq. Ft. \$44,200	444 67th Ave, NE, Portland 3 Bd, 1 Ba, 1089 Sq. Ft. \$29,750	* 4718 Paul Ct NE, Salem 4 Bd, 1 1/2 Ba, 1143 Sq. Ft. \$30,600
* 13935-45 Hazel St SW, Beaverton 6 Bd, 4 Ba 1790 Sq. Ft. Duplex \$52,700	* 308 Foothills Drive, Newberg 3 Bd, 2 Ba, 1276 Sq. Ft. \$46,750	9585 89th Ave SW, Portland 4 Bd, 2 Ba, 1900 Sq. Ft. \$52,700	* 9235 Millen Dr SW, Tigard 3 Bd, 2 Ba, 992 Sq. Ft. \$48,300
* 81214 King Solomon Lane, Bend 5 Bd, 3 Ba, 2176 Sq. Ft. \$51,000	* 3305 No. 4, Vittoria Way, Newberg PUD 3 Bd, 1 1/2 Ba, 1232 Sq. Ft. \$25,500	6523 88th Ave SE, Portland 1 Bd, 1 Ba, 652 Sq. Ft. \$10,200	6210 Falling NE, West Linn 4 Bd, 1 Ba, 1316 Sq. Ft. \$26,350
1215 So. 8th St, Cottage Grove 2 Bd, 1 Ba, 978 Sq. Ft. \$19,100	3440 A.G.A. Rd, Odell 3 Bd, 1 Ba, 1388 Sq. Ft. \$25,000	* 7809 Leonard St N, Portland 2 Bd, 1 Ba, 695 Sq. Ft. \$27,200	* 14906 47th St NE, Vancouver 3 Bd, 2 Ba, 1208 Sq. Ft. \$42,500
255 Crocker Lane, Eugene 2 Bd, 1 Ba, 980 Sq. Ft. \$19,950	19139 Beaver Creek Rd, Oregon City 3 Bd, 1 Ba, 1038 Sq. Ft. \$25,000	3605 Missouri N, Portland 3 Bd, 3 Ba, 1687 Sq. Ft. Tri-Plex \$31,450	303 148th Ave, SE, Vancouver 3 Bd, 2 Ba, 1857 Sq. Ft. \$45,000
1783 Labona Dr, Eugene 4 Bd, 2 Ba, 1676 Sq. Ft. \$9,000	1013 Linn Ave, Oregon City 3 Bd, 1 Ba, 1014 Sq. Ft. \$35,700	* 1143 Morton NE, Portland 2 Bd, 1 Ba, 640 Sq. Ft. \$26,350	3106-08 McLoughlin Blvd E, Vancouver 2 Bd, 2 Ba, 1158 Sq. Ft. Duplex \$19,550
* 3112 7th St SE, Gresham 3 Bd, 2 Ba, 1901 Sq. Ft. \$60,350	* 15415 Sky Ranch Lane SE, Oregon City 3 Bd, 2 Ba, 1020 Sq. Ft. \$44,200	934 Rex SE, Portland 2 Bd, 1 Ba, 910 Sq. Ft. \$23,800	
27 Columbus Ave N, Medford 2 Bd, 1 Ba, 712 Sq. Ft. \$19,700	* 11422 Southend Ct, Oregon City 3 Bd, 1 Ba, 1005 Sq. Ft. \$44,200		

TERMS & CONDITIONS

- Only homes with * are eligible for FHA mortgage insurance. Buyer must choose lender.
- We will not accept offers for homes without * that are contingent on buyer finding financing. Buyer must close sale on these homes within 45 days or forfeit earnest money.
- ALL HOMES SOLD AS IS, NO WARRANTY.

HOW TO PURCHASE...

We Pay The Broker... See A Real Estate Broker Today!

Any real estate broker will show HUD acquired properties to you. The broker completes paperwork necessary to submit an offer. (There is no price discount if you directly submit an offer). When you submit an offer your broker will collect a \$500 earnest money deposit from you. If HUD accepts your offer your broker will be asked to forward the deposit to HUD. If HUD does not accept your offer, your broker will return your full earnest money deposit.

OUR NEXT ADVERTISEMENT-FRIDAY JAN 25TH
(REPEATED SUNDAY JAN. 27TH)