

Address: 4106 Northwood Drive



Listing #	06-12359	Price-List	\$ 197,500
Status	Active	Near	Anchorage
Zip Code	99517	Type	Residential
Bedrooms	4	Baths	2.00
Acres	0.18	Carport #	0
Garage #	1	Latitude	61.182333
Longitude	-149.928291	Unit #	
Year Built	1962		

MLS Area: 10 - Spenard
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2M - Multi Family Residential

School-Elementary	Northwood	School-Middle	Romig	School-High	West Anchorage
Energy Rating		Remote Description		SF-Gar	336
SF-Lot	7,700	SF-Res	2,216	LPSqFt\$	89.12
Tax ID	0101971300001	Tax Map #-Mat-Su		Grid # (Muni Anch)	SW1727
Taxes	\$ 3,322	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled	1972	Year Updated	1972		

Directions: Just south of Spenard Rd, home on west side of street.

Legal: Lakeway L4 B1

Public Remarks: Download info package, interior photos, www.RealS8.com. Fixer-upper with lots of rooms, and footage. Detached garage. Sun room. Two-level home with walk-out lower level. Central location. Info package and supplement contain advice concerning financing, and VA list of possible property issues. Price reflects 'as-is' condition. Coldwell Banker to hold earnest money. Appraisal to be buyer cost

Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block; Poured Concrete Miscellaneous: Basement Status: Finished Floor Style: Hlsd Rnch/Dlt Bsmnt Garage Type: Detached Carport Type: None	Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained Topography: Sloping Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; Other - See Remarks Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: Docs Posted on MLS; Pre-Lim; Prop Discl Available
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Features-Interior: Basement; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; BR/BA on Main Level; Arctic Entry; Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; RV Parking; Sun Room; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Family Room	1	1	Solarium addition	Bath-Full	1	1	
Family Room	B	1		Bath-Full	B	1	
Kitchen	1	1		Bedroom 2	1	1	
Living Room	1	1		Bedroom 2	1	1	
Extra Room	1	1	Arctic Entry	Bedroom 3	B	1	
				Bedroom 4	B	1	

LO: Coldwell Banker Fortune (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Saturday, October 21, 2006 12:26 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Supplement For Listing #06-1365

The information package contains an excerpt from an appraisal done by the lender for an buyer who sought VA financing. The excepted portion being disclosed contains observations concerning the condition of the property that, in the opinion of the appraiser, merit repair or further inspection. Another excerpt is the appraiser's measurements and floor plan.

Buyers of institutionally-owned properties that are marketed "as-is" with known defects and need for repairs do not generally obtain financing from lenders that will require repairs prior to allowing a loan to close. (This is the common scenario for high LTV loans, and loans guaranteed by FHA and VA.)

Instead, these buyers have the ability to pay cash for the property, or make a large down payment. With large down payments, conventional lenders are more willing to allow a purchase to close with the property in "as-is" condition. This is especially true where the borrower has demonstrated the financial capacity to fund the cost of repairs after making the down payment and closing the purchase loan.

Another purchase approach is for the buyer to prearrange or make use of an established line of credit at a full-service lending institution, or a financial services brokerage firm. These lines of credit are often secured by different pieces of real property, or a business, or personal residence, or some combination of these.

A final approach to consider is Alaska Housing's Rehab Loan Program. This is a second loan that can be used after closing, to make repairs. The borrower gets a first loan based on the "as-is" value of the property (which needs to meet or exceed the purchase price of the sales contract). The appraisal also specifies the "as-repaired" value, taking into account what needs fixing, to a limit of \$30,000. As closing these additional AFHC funds are placed in escrow to pay contractors, or the out-of-pocket (not labor) of the buyer, if the buyer is qualified to do any or all of the work.

In the case of this property, the standard purchase agreement forms used by this institutional owner give the seller the right to terminate any purchase agreement if the buyer's lender, based on that lender's appraisal, determines that repairs must be made prior to closing. It must be understood that the risk of this scenario is entirely upon the buyer. The buyer must work with the lender to originate the proposed loan, perform and pay for all due diligence on the condition of the property, and pay for the appraisal, if the lender requires one. (If a termination occurs for this reason, earnest money deposits are refunded to the buyer, however.)

ADDENDUM

(Excerpts)

Borrower: ██████████	File No.: TT06520
Property Address: 4106 Northwood Drive	Case No.: 63-63-6-0629903
City: Anchorage	State: AK
Lender: Department of Veterans Affairs	Zip: 99517

Condition and Description of Improvements

Improvements are presently in what could be considered fair overall condition, but will be in at least average plus overall condition when the required repairs or alterations are completed. No home inspector or engineers report was provided for review and none is known to exist. It is a condition of this appraisal that the following items be completed or provided as a condition of this appraisal. 1) Have roof inspected and repaired where the family room addition attaches to the main structure, as well as an inspection of the original 24' X 42' section of home, as this was originally a flat roof and has a newer gable roof installed over. 2) Have an engineer or equivalent inspect the family room addition to determine if it is structurally adequate. Complete repairs or alterations if necessary. 3) Fill in low area adjacent to the rear basement entry to reflect positive drainage away from structure or install a permanent barrier around the doorway to prevent drainage from flowing towards this area. 4) Replace garage siding that is in contact with the ground and replace with a non-decayable material such as treated wood/cement board/metal flashing. 5) Provide documentation from the Municipality of Anchorage that the garage is allowed in the side yard set-back limits. 6) Replace roof shingles and repair roof of garage if necessary. 7) Have electrician inspect home and correct all electrical deficiencies as needed including outlet/junction box/switch covers and exterior romex that is not in conduit. 8) Have plumbing/heating company inspect mechanical system, provide a determination on the acceptability of the boiler/H2O tank location and complete all repairs or alterations as necessary. Presently water is ponding under boiler. 9) Replace all floor coverings. 10) Install code windows in the two main level bedrooms and repair exterior rotted window casements. Presently these windows reflect approximately a 3.94 square feet of opening area. 11) Replace/repair broken windows and opening cranks where necessary. 12) Replace/repair all damaged heat registers. 13) Repair all drywall damages. 14) Repair plumbing damages if any. 15) Replace/repair bedroom broken mirrored closet door. 16) Install permanent code hearth in front of fireplace and have fireplace and stack inspected. The effective age is considered to be shorter than actual age due to the pending repairs or alterations required as a condition of this appraisal. Functional loss is noted in the basement with a cut-up floor plan and only one formal bedroom closet. No external loss is noted. If hidden inadequacies or hazardous materials are found to be evident the appraiser reserves the right to adjust this appraisal accordingly. This home has no attic or crawl space.

FLOOR PLAN

Borrower: ██████████

Property Address: 4106 Northwood Drive

File No.: TT06520

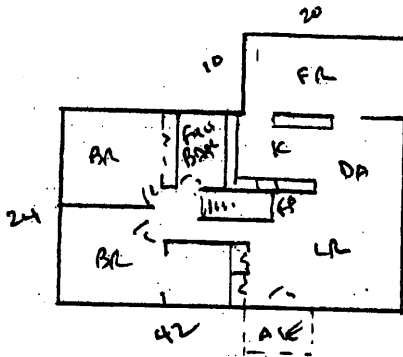
City: Anchorage

Case No.: 63-63-6-0629903

Lender: Department of Veterans Affairs

State: AK

Zip: 99517



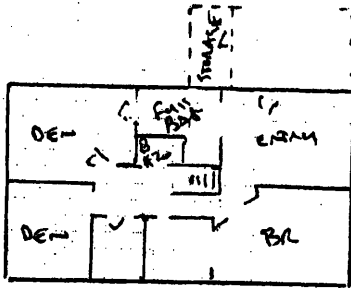
MAIN FLOOR PLAN

$$20' \times 10' = 200'$$

$$42' \times 24' = 1,008'$$

$$\text{TOTAL} = 1,208 \text{ sq. ft.}$$

(5/2/11)



BASEMENT FLOOR PLAN

$$42' \times 24' = 1,008 \text{ sq. ft.}$$

(3/1/11)

03 08/05 THU 11:46 FAX 907 2704507

FORTUNE PROP.

001



FORTUNE

This Addendum has not been approved by the Alaska Real Estate Commission. It was prepared by COLDWELL BANKER FORTUNE PROPERTIES.

SQUARE FOOTAGE DISCLOSURE

Property Address: 4106 Northwood Dr., Anchorage, AK 99517

Listing Licensee Is providing information on square footage of the residence from source as indicated below:

Source of Square Footage Info	Date	Square Footage
<input checked="" type="checkbox"/> Prior appraisal (Date of Document)	02/10/06	2216
<input type="checkbox"/> Building plans (Date of Document)		
<input checked="" type="checkbox"/> Assessor's Office (Date of Document)	02/03/2006	2236
<input type="checkbox"/> Measured by licensee (Date Measured)		
<input type="checkbox"/> Other		

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By: [Signature] 2/3/06
Listing Licensee Date

The undersigned acknowledge receipt of this disclosure.
[Signature]

Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

Directions: Just south of Spenard Rd. house on west side of street



May 1999

- 1.25 -

Section 1003

E. Renovation/Rehabilitation

To provide permanent financing to borrowers who have obtained a home in need of renovation/rehabilitation. The maximum conventional loan amount will be based on 95% of the purchase price plus 100% of the rehabilitation costs, not to exceed 95% of the "as complete" appraised value. The maximum VA loan amount will be based on 100% of the purchase price plus 100% of the rehabilitation costs, not to exceed 100% of the "as complete" appraised value. On FHA, HUD, and RD loans, follow the applicable insurer/guarantor criteria.

1. The renovation must improve the living conditions of the home. Typically, the addition of only luxury items such as saunas, hot tubs, or Jacuzzi will not satisfy this requirement. These items may be included if they are only an incidental portion of the total rehabilitation costs.
2. A cost estimate must be provided which clearly identifies the renovations. This estimate must be supported by bids or a contract signed by a licensed construction contractor. If the borrower plans to do the work himself, he must provide evidence of his qualifications to complete the project.
3. The appraisal must address the planned rehabilitation and be based on the "as complete" value.
4. Escrows for completion of the rehabilitation are acceptable and generally should not exceed the lesser of 20% of the total loan amount or \$30,000, and must contain a minimum 10% contingency for cost overruns. Any funds remaining in the escrow account at completion of the project will be applied to the principal balance of the loan.
5. The term of the escrow generally may not exceed 180 days. Loans will be purchased subject to a final inspection by the appraiser.
6. Any additions (new construction) to a property where the original construction began after January 1, 1992 (for energy efficiency) or July 1, 1992 (for construction inspections) will be subject to applicable thermal standards and ICBO/Approved Municipality inspections as outlined in Section 2001.05 of the Sellers guide. Depending on the age/condition of an existing dwelling and the scope of the proposed improvements, AHFC may require an engineer's evaluation.
7. The Lender must insure that any additional square footage added to the foundation footprint conforms to the lot setbacks and does not create encroachments of any kind. A "foundation only" survey will be required at time of purchase with an as-built survey required after all improvements are complete.

Tax Report for Map Location 1

Address: 4106 Northwood Dr ,

Tax Record Report for Parcel 0101971300001 at 4106 Northwood Dr**General Property Data**

Owner	Wells Fargo Bank N A	Parcel	0101971300001
Owner Address	7495 New Horizon Way Frederick, MD 21703-8388	Tax District	003
Zoning	R2M	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Single Family	Plat	000000
Legal Desc	LAKEWAY BLK 1 LT 4	Grid	SW1727
Land Size	7,700	Neighborhood #	06B00
Style	RANCH	Year Built	1962
Eff Year	1,972	Total SqFt	2,236

Residential Characteristics

Bedrooms	4	Full Baths	2
Total Rooms	8		

Current Property Data

Tax Year	2006	Land Value	51,100
Building Value	166,300	Total Value	217,400
Mill Rate	1,528	Tax Amount	3,321
% Complete	76	Deed Date	11/02/05
Prev Deed Date	11/02/05	Deed Book	2005
Prev Deed Book	2005	Deed Page	9301
Prev Deed Page	9301		

Details

Land Info:	Grade: Even; Well Site: No; Drainage: Good
Topography:	Level
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Paved; Front Traffic: Medium
Misc.:	Ext Wall: Alum/metal; Phys Cond: Normal Wear & Tear; Recreate Dt: 08021984
Heat:	System: Central; Type: Hot Water; Fuel: Natural Gas
SqFt:	1 Flr SF: 1228; Bsmt SF: 1008; Rec Room SF: 1008.00
Fixture:	Total: 8
Res Additions (1):	1st Level: Enclosed Porch; Area: 32
Res Additions (2):	1st Level: Enclosed Storage; Area: 66
Acc Structures (1):	Type: Chain Link Fence; Qnty: 1; Year: 84; Area: 100.00; Grd: Average; Con: Average
Acc Structures (2):	Type: Detached Garage; Qnty: 1; Year: 90; Area: 336.00; Grd: Average; Con: Average
Acc Structures (3):	Type: Stockade Fence; Qnty: 1; Year: 84; Area: 100.00; Grd: Average; Con: Average

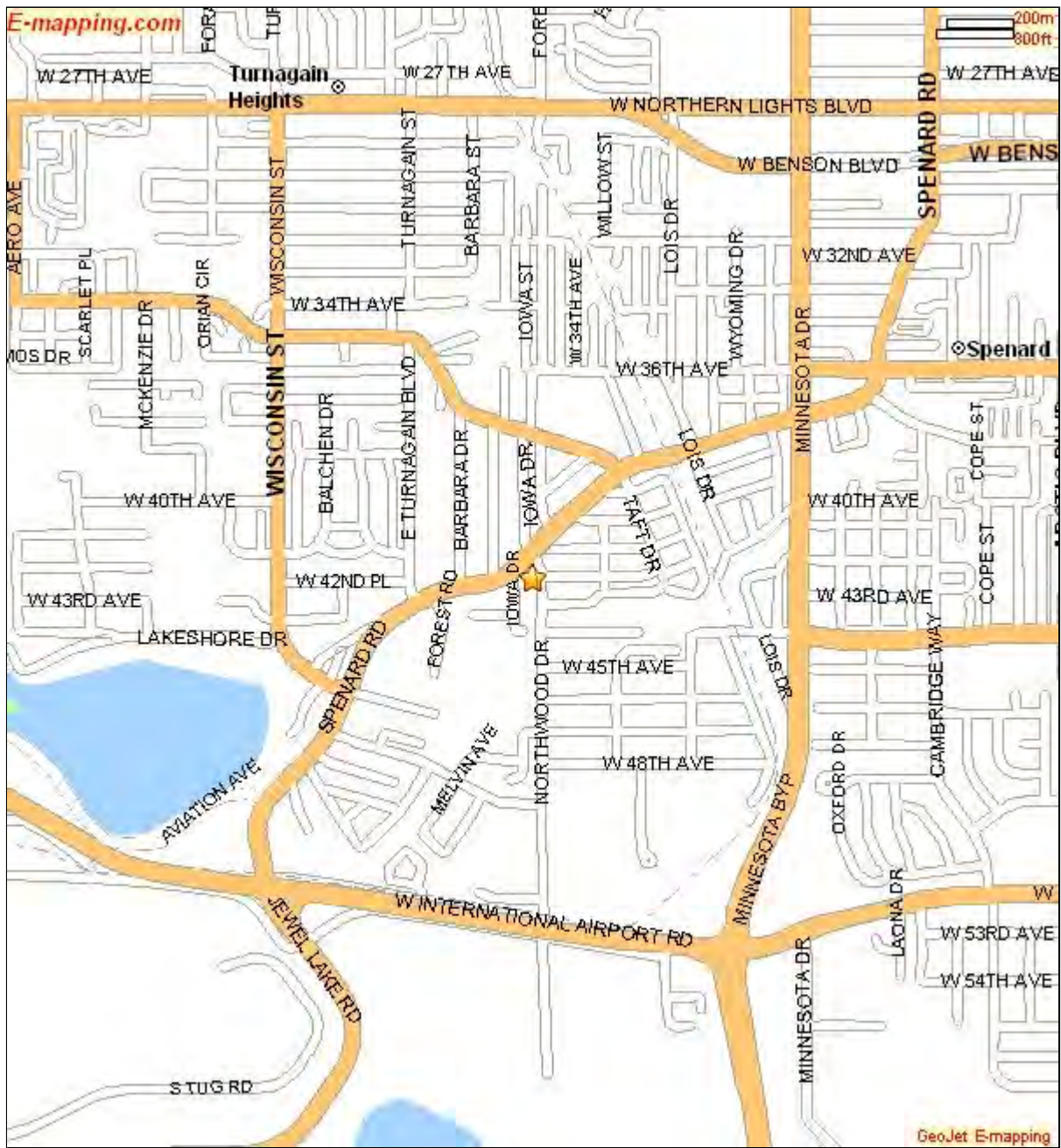
Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2006	51,100.00	166,300.00	217,400.00	1528.00	3,321.00	76	11/2/2005	2005	9301	WELLS FARGO BANK N A
2005	43,400.00	172,000.00	215,400.00	1628.00	3,506.00	79	11/2/2005	2005	9301	
2004	37,900.00	138,200.00	176,100.00	1618.00	2,849.00	78	7/28/1999	3510	0920	
2003	34,500.00	126,900.00	161,400.00	1661.00	2,680.00	78	7/28/1999	3510	0920	
2002	33,300.00	116,900.00	150,200.00	1715.00	2,575.00	77	7/28/1999	3510	0920	

Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Street Map for Map Location 1

Address: 4106 Northwood Dr ,



Parcel Map for Map Location 1

Address: 4106 Northwood Dr ,

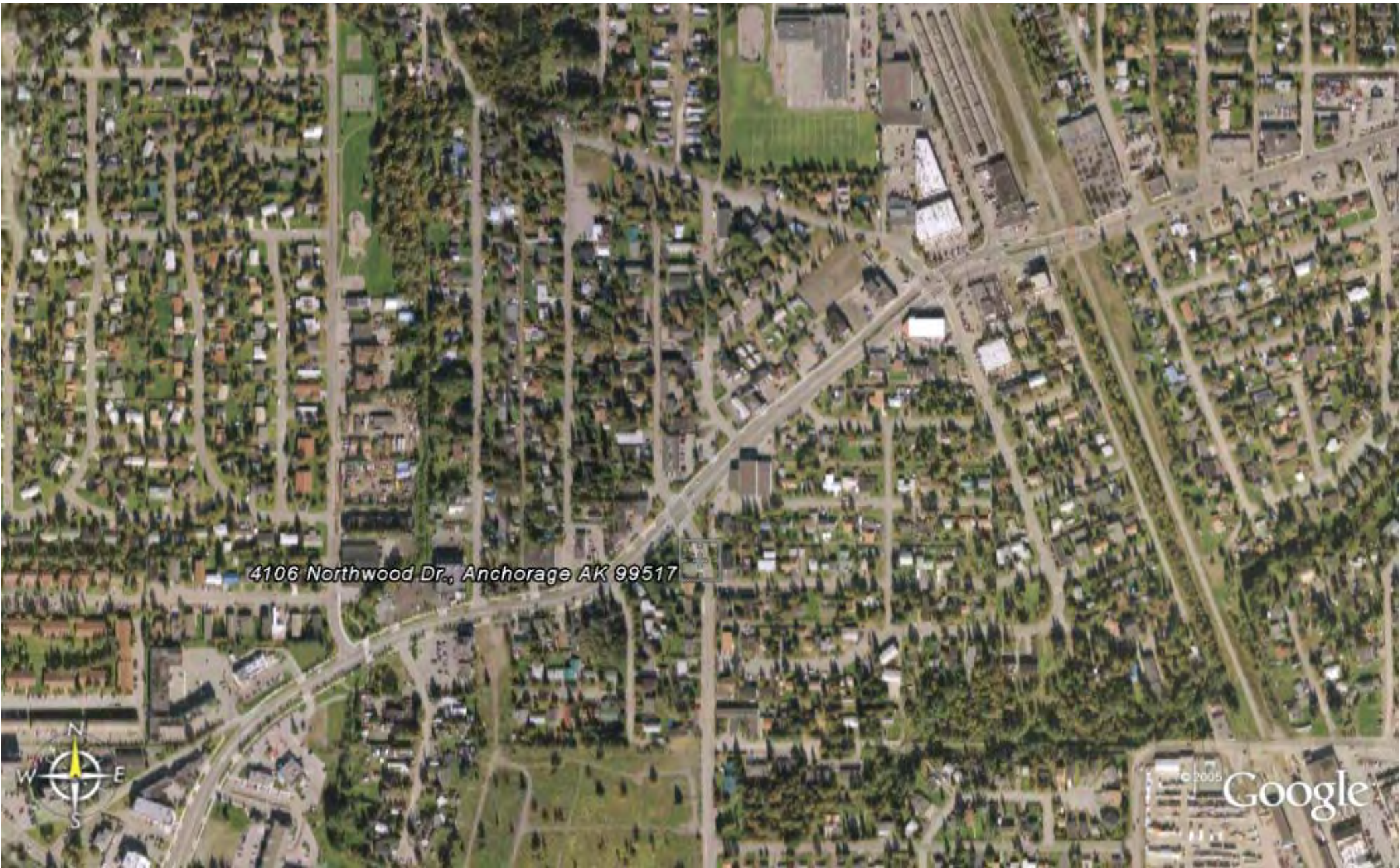


Legend			
 COMMERCIAL	 INDUSTRIAL	 INSTITUTIONAL	 MOBILE HOME
 MULTI-FAMILY	 NOT ASSIGNED	 PARK	 RESIDENTIAL
 VACANT	 WATER		

Aerial Map for Map Location 1

Address: 4106 Northwood Dr ,





4106 Northwood Dr., Anchorage AK 99517



© 2005 Google



2525 C St Anchorage AK 99503

4106 Northwood Dr., Anchorage AK 99517





4106 Northwood Dr., Anchorage AK 99517





Fax Cover Sheet

3705 Arctic Blvd., Anchorage, AK 99503
 fax 907-563-6789 • tel 907-563-3131

TO	Name: <i>Niel Thomas</i>	Company Name:
	Department: <i>CB</i>	Telephone Number: <i>1-888-843-9963</i>

FROM	Name: <i>Knuasm Printing</i>	Company Name:
	Department:	Telephone Number: <i>907-563-7740</i>
	Special Instructions: <i>\$2250 - Total 500 Deposits</i> <i>I will be leaving state March 6th - Jim</i>	

Knudson Painting

Where the CRAFT meets the wood

1-888-843-9963

Date: 24 Jan 06

Client: Birdsley

4106 Northwood Dr
301-846-8675

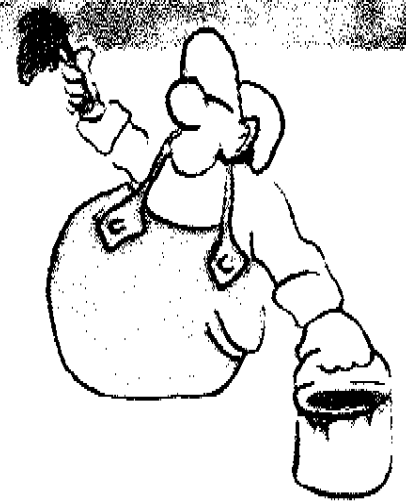
Phone: CB Neil Thomas
265-9106

Interior: _____

Exterior: _____

Special: _____

\$500 Deposit



17 Interior walls, ceiling, cabinets,

2 Floors -

upstairs 1 Day Room w/c/Trim Remove all Hardware

KIT - cabinets, Remove border material, w/c/Trim

grease on ceiling -

Din/Liv Rm - Baseboard, w/c/Trim

Hallway/ stairwell -

Bed Rm / Bath

Downstairs -

5 Room + Bath + Hall

walls - ceiling off white

Trim + Baseboard Semi gloss

approx 1 week to Finish

2250⁰⁰ Total Cost

A-BOB ENTERPRISES

1700 PONDS CIRCLE ANCHORAGE, AK. 99507 PHONE:907-301-8617 FAX: 907-349-9518

Submitted To:	Neil Thompson	Date:	2/2/2006
Street:	Northwood	Attention:	Neil Thmpson
City/State:	Anchorage Alaska	Job Name:	

SCOPE OF WORK:

A-Bob Enterprises is pleased to provide this proposal to complete the work for the Cheryl Chapman in Anchorage, Alaska. Scope of work is in accordance with the following.

Estimated work time from commencement is ten days.

Notice of commencement will be accepted in the form of both signatures on this proposal and a fifty percent down payment in the amount of \$2265.17.

Our Bid includes the following

- 1) Priming of all walls and ceiling. Some walls may require two coats of primer due to existing colors.
- 2) Painting of all walls and ceiling.
- 3) Painting of kitchen cabinets.

Price is for one color.

Exclusions: No work to be done in garage. Does not include price of trim.

We propose to furnish labor and materials according to the attached specifications for \$ 5,130.34

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will be an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment due in 30 days of completion or invoice date. A finance charge of 1 1/2% per month (18% per annum) may be charged on all past due accounts.

Date of Acceptance: _____

Signature: _____

Disclosure of Information and Acknowledgment Lead-based Paint and/or Lead-based Paint Hazards

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Address 4106 Northwood Dr

2 Legal (the Property) Lakeway L4 B1

3 **Lead Warning Statement**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978* is notified that such property
5 may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
6 young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems,
7 and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession
9 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is
10 recommended prior to purchase.

11 * EPA and HUD consider "residential dwellings built prior to 1978" to mean housing for which a construction permit was obtained (or if no permit was
12 obtained, housing in which construction was started) before January 1, 1978.

13 **Seller's Disclosure (initial)**

14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
15 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
16 _____
17 _____

18 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19 (b) Records and Reports available to the seller (check one below):
20 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based
21 hazards in the housing (list documents below):
22 _____
23 _____

24 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

25 **Buyer's Acknowledgment (initial)**

26 (c) Buyer has received copies of all information listed above.
27 (d) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
28 (e) Buyer has (check one below):
29 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the
30 presence of lead-based paint or lead-based paint hazards; or
31 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-
32 based paint hazards.

33 **Licensee's Acknowledgment (initial)**

34 (f) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to
35 ensure compliance.

36 **Certification of Accuracy**

37 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is
38 true and accurate.

39 Dated: _____ Time: _____ a.m./p.m. Dated: 2/3/06 Time: _____ a.m./p.m.
40 Buyer 1: _____ Seller 1: [Signature]
41 Buyer 2: _____ Seller 2: _____
42 Buyer 3: _____ Seller 3: _____
43 Licensee: _____ Licensee: [Signature]



State of Alaska

Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the _____ Recording District, _____ Judicial District, State of Alaska.

Legal Description: _____ Lakeway L4 B1
Property Address/City/Other: _____ 4106 Northwood Dr
Anchorage AK 99517

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.



Seller's Initials
08-4229 (9/04)

_____/_____
Date

4106 Northwood Dr

Property Address
(1)

_____/_____
Buyer's Initials

_____/_____
Date



Seller's Information Regarding Property

Property Type (check one):

- Single Family Zero Lot Line/Town House Condominium Townhome/PUD
- Duplex* (Including Single Family with an Apartment) *Please complete one form for each unit.
- Other (please specify) _____

Do you currently occupy the property? Yes No. If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No. If so, when? _____

Year Property Built: _____. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured or Modular Construction Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are built-in and will remain with the property. **Also ...**
Circle those checked items that have known defects or malfunctions. **Also ...**
Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|---|---|---|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Built-in Rods & Blinds |
| <input type="checkbox"/> Range/Oven | <input type="checkbox"/> Sauna | <input type="checkbox"/> Window Screens |
| <input type="checkbox"/> Built-in Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) _____ |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Barbecue | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. **Also ... Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|--|---|--|--|---|
| <input checked="" type="checkbox"/> Fences/Gates | <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Insulation | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Electronic Air Cleaner |
| <input checked="" type="checkbox"/> Driveways | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Woodstove(s) # of _____ | <input type="checkbox"/> Sewage Systems | <input type="checkbox"/> Heat Recovery |
| <input checked="" type="checkbox"/> Private Walkways | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s) # of _____ | <input type="checkbox"/> Water Supply | <input type="checkbox"/> Ventilator System |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Floors | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Garage | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Chimneys | <input type="checkbox"/> Garage Floor Drain | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Doors | <input type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Carport | <input type="checkbox"/> Filtration |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Windows | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Skylights | | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Hot Water Heater |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Venting | | <input type="checkbox"/> Air Conditioner | |
| | <input type="checkbox"/> Other items not covered above? _____ | | | |

Comments: _____



Seller's Initials
08-4229 (9/04)

Date

4106 Northwood Dr

Property Address

(2)

Buyer's Initials

Date



Documentation: Check the documents for the subject property that the seller has available for review:

- Current Engineer/Property Inspection Report(s) completed within the last 24 months
- Preliminary Title Report
- As-Built Survey
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate
- Resale Certificate
- Water Rights Certificate
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soils Test
- Well Log and Water Tests
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

Yes No

Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level? Yes No
If Yes, how has the problem been resolved?
 Sump Pump(s) Curtain Drain Rain Gutter Extension Other _____
When was problem resolved? _____
Location of each sump pump: _____
To where does the water drain after it leaves the sump pump? _____
If gutters, where do downspouts discharge? _____
- Is there a floor drain in the structure, including garage? Yes No
If Yes, where is it located and where does it drain to? _____

Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
Age: _____ years.
- Are you aware of any ice damming on the roof? Yes No
If Yes, provide location. _____
- Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. Yes No
If Yes, provide location. _____

Fireplace and/or Woodstove: Date chimneys last cleaned? _____ Who cleaned? _____

Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
- Wood Stove Other _____
- Age: _____ years Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal
- Oil with _____ gallon storage which is Buried Above Ground Other _____
- Age of Tank? _____ years

Hot Water Heater:

Age: _____ years Capacity: _____ gallons Type: Gas Electric Other _____

Water Supply:

- Type: Public Private Community Cistern Other _____
- Have you had any problems with your water supply? Yes No
If Private: Well Depth: _____ feet Flow Rate: _____ gallons per minute.
- Has the water supply been tested in the past 12 months? Yes No
If Yes, attach all documentation from all tests.
- Has the well failed while you have owned the property? Yes No
- Have you ever had a well pump problem or failure? Yes No
- Do you supply water to, or receive water from others? Yes No
If Yes, is there a recorded agreement? Yes No
- Do you have a water rights certificate for this property? Yes No

INITIAL
Seller's Initials
08-4229 (8/04)

Date

4106 Northwood Dr

Property Address
(3)

Buyer's Initials

Date



Additional Information (Continued):

Sewerage System:

Type: Public Private Community Other

- Does your sewerage system have a lift station?
If Private: Septic Tank Holding Tank Other
Drainfield System: Bed Trench Mound Pit Crib Other
Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
Secondary sewage treatment plant Other

Location of sewerage system:

- Has the sewerage system failed while you owned the property?
If Yes, explain:
Have you had any work maintenance or inspections done on the sewerage system during your ownership?
If Yes, explain:
Approval Source (and date if known):
Are you aware of any abandoned sewerage systems, leachfields, cribs, etc. on the property?

Freeze-ups:

- Have you had any frozen water lines, sewer lines, drains, or heating systems?

Average Annual Utility Costs:

Table with utility categories (Gas, Electric, Oil, Propane, Wood, Coal, Water, Sewer, Refuse, Other) and columns for cost and company/source.

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

Title:

- 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?
2. Do you know of any street or utility improvements planned that will affect the property?
3. Road maintenance provided by?
4. Is the property currently rented or leased?
5. Is there a homeowners association (HOA) for the property?

Setbacks/Restrictions:

- 6. Have you been notified of any proposed zoning changes for the property?
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?
8. Are there subdivision conditions, covenants, or restrictions?
9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property?
10. Are you aware of any nonconforming uses of this property?



Seller's Initials
08-4229 (9/04)

Date

4106

Northwood Dr

Property Address
(4)

Buyer's Initials

Date



Additional Information (Continued):

Yes No

- 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? Yes No
- 12. Are you aware of any variances being applied for, or granted, on this property? Yes No
- 13. Are you aware of any easements on the property? Yes No

> Encroachments:

- 14. Does anything on your property encroach (extend) onto your neighbor's property? Yes No
- 15. Does anything on your neighbor's property encroach onto your property? Yes No

> Environmental Concerns:

- 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property? Yes No
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ Yes No
- 18. Are you aware if the property is in an avalanche zone and/or flood plain? Yes No
- 19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? Yes No
- 20. Have you ever filed an insurance claim for any environmental damage to the property? Yes No
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? Yes No

> Soil Stability:

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? Yes No
- 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? Yes No
- 24. Are you aware of any flooding, drainage or grading problems that affect this property? Yes No

> Construction, Improvements/Remodel:

- 25. Have you remodeled, made any room additions, structural modifications or improvements? Yes No
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? Yes No
Was a final inspection performed? Yes No
- 26. Has a fire ever occurred in the structure? Yes No

> Pest Control or Wood Destroying Organisms:

- 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? Yes No
a. If Yes, what type? _____
b. If Yes, where? _____
- 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? Yes No
a. If Yes, when? _____
b. If Yes, what type? _____
c. If Yes, where? _____
d. If Yes, describe what was done to resolve the problem: _____

> Other:

- 29. Pets Yes No
a. Have there been any pets/animals in the house? Yes No
b. If Yes, what kind? _____



Seller's Initials
08-4229 (9/04)

Date

4106 Northwood Dr
Property Address
(5)

Buyer's Initials

Date



Additional Information (Continued):

30. Noise

Yes No

a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.?

b. If Yes, explain: _____

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

↓ Seller: *[Signature]*

Date: _____

Seller: _____

Date: _____

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: _____

Date: _____

Buyer: _____

Date: _____



Seller's Initials
08-4229 (9/04)

Date

4106 Northwood Dr

Property Address
(6)

Buyer's Initials

Date



Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's agent within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below.

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
Various	Property facts from appraisal, as built survey, title policies - per Neil Thomas, license for seller

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: *Stephanie Bradley* Date: _____
 Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer: _____ Date: _____
 Buyer: _____ Date: _____

Page _____ of _____

INITIAL

 Seller's Initials
 08-4229 (9/04)

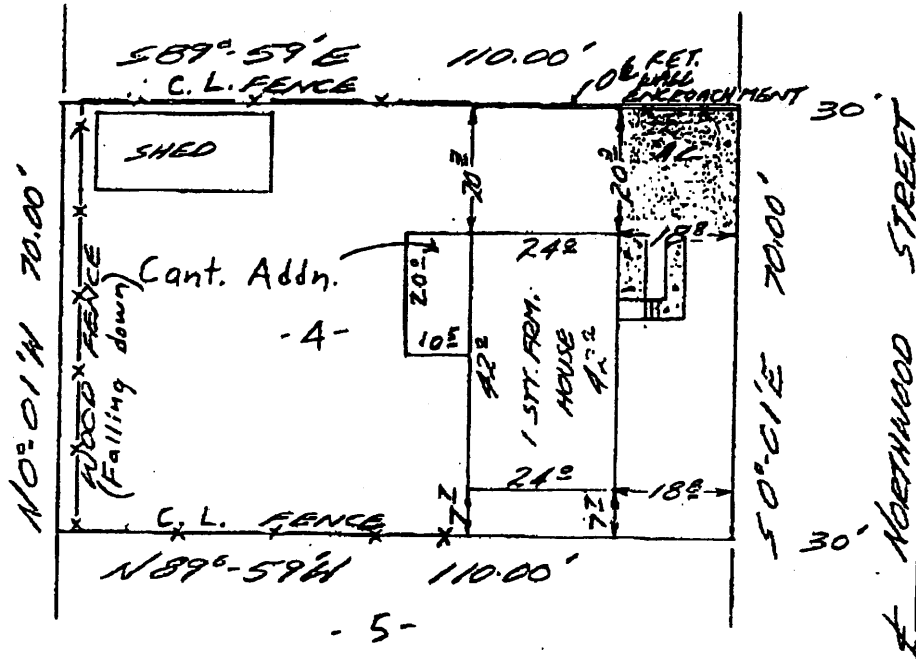
_____/_____/_____
Date

4106 Northwood Dr
Property Address
(7)

_____/_____/_____
Buyer's Initials Date



-3-



NOTE*

This As-built shall not be used for any purpose other than financing requirements. Under no circumstance should any data hereon be used for construction or for establishing boundary or fence lines

Recertified 7-27-91 J.W.

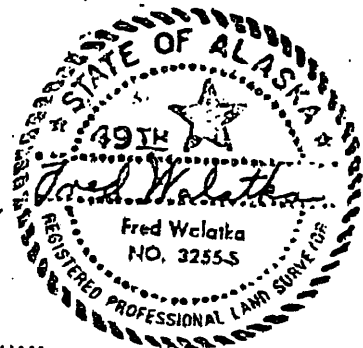
AS-BUILT NO CORNERS SET THIS DATE

I hereby certify that I have performed a Mortgagee's inspection of the following described property: LOT 4, BLOCK 1, LAKEWAY SUBD.

Anchorage Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.
Dated at Anchorage, Alaska

this 25th day of APRIL 1984

FRED WALATKA & ASSOCIATES



EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.

75-12 P.24

G.L.

Giant Don's Flooring AMERICA

7725 Old Eward Highway
Anchorage AK 99518
Phone 907.522.5775
Fax 907.522.7425
800.478.5775

6311 DeBarr Rd
Anchorage, AK 99504
Phone 907.332.2506
Fax 907.332.2507

11925 Old Glenn Highway
Eagle River, AK 99577
Phone 907.694.4960
Fax 907.694.4961

**** P R O P O S A L ****

Cust. ID: THOMNE

Printed: 3/27/2006 12:00 PM JLB

Branch: 3 Quote No.: 301056 Quoted By:

Page: 0

QUOTE TO		JOB LOCATION	
Name...:	NEIL THOMAS	Code...:	0218 Contact:
Contact:		Project:	NEIL THOMAS
Addr...:	14740 MOSS BERRY PL	Addr...:	FORCLOSURE PROPERTY
Cty/ST:	ANCHORAGE, AK	Bldg...:	4106 NORTHWOOD DR
Zip...:	99516	Cty/ST:	ANCHORAGE, AK
Tel...:	907-265-9106	Zip...:	99516 Tel: 907-265-9106
Fax...:		Fax...:	

Salesperson 1: JLB JERRY BERNSDORF 2:
Special Instructions:

PROD TYPE	DESCRIPTION	QUANTITY	PRICE	EXTENSIO
LABOR	FLOOR PREPERATION PER MAN HOUR	2.00 EA	55.000	110.0
	REMOVAL OF EXISTING LAMINATE FLOORING			
WOOD	ALLOC SQUARENOSE TBS	2.00 EA	25.890	51.7
WOOD	ALLOC STAIRNOSE TBS	1.00 EA	40.790	40.7
WOOD	CASUAL ROYAL OAK	6.00 CTN	33.150	198.9
	WILSONART FOAM REGULAR FOAM PAD	135.00 SF	.290	39.1
LABOR	BASE INSTALLATION WOOD-REMOVE& REPLACE	26.00	2.000	52.0
LABOR	LAMINATE INSTALL NG NON-GLUED PRODUCTS	154.20 EA	3.000	462.6
CARPET	DELIGHTFUL 01 SUEDE	1,746.00 SF	1.490	2,601.5
	CARPET QUOTED IS A 42 OUNCE STAINMASTER NYLON CARPET CARPET IS BEING INSTALLED IN SUNROOM INSTED OF BEING RE-INSTALLED.			
PAD	CRUISER 7/16" 6LB 7/16" 6LB PAD	1,710.00	.450	769.5
LABOR	CARPET INSTALLATION BASIC NON-BERBER	1,746.00 EA	.650	1,134.9
LABOR	REMOVAL OF CARPET STRETCHED IN CAR&PAD	1,591.00 EA	.280	445.4
LABOR	STEP INSTALLATION BOX STEP/WATERFALL	12.00 EA	5.500	66.0
VINYL	PREFERENCE PLUS NT TBS	45.00 SF	.990	44.5
	VINYL FOR ENTRANCE JLB			
LABOR	VINYL INSTALLATION SOFT GOODS	45.00	1.000	45.0
	** NEW SUBFLOOR IN SUNROOM FOR VINYL INSTALL*** J			
VINYL	PREFERENCE PLUS TBS	234.00	.990	231.6
LABOR	VINYL INSTALLATION SOFT GOODS	234.00 EA	1.000	234.0
LABOR	UNDERLAYMENT 4X4 VINYL/TILE	13.00 EA	28.000	364.0
	UNDERLAYMENT 4'X4' 1/4" MULTI-PLY	13.00 EA	24.590	319.6

Customer Signature: ENTRY VINYL MAY NEED SOME FLOOR PREP. IF SUN ROOM TO STAY

LAMINATE DEDUCT 234 SQ FT OF CARPET PAD AND LABOR.

CUSTOMER'S MEASUREMENT

All accounts due upon completion unless prior written arrangements have been made.
There will be a \$25.00 fee on all returned checks.
Special order or special cutting and returns NO RETURNS
25% restocking charge on all returned items. No returns after 30 days.

*** SUBTOTAL
7,211.52

SALES TAX
0.00
Customer

GROSS TOTAL
7,211.52

DEPOSITS
0.00

AMT DUE
7,211.52



Licensed, Bonded and Insured
7240 Lake Otis Parkway
ANCHORAGE, AK 99507
(907) 562-7444
(907) 562-7744

March 29, 2006

QUOTE #: 110702-49

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO:
Coldwell Banker - Fortune Prop
ATTN: NEIL THOMAS

JOB ADDRESS:
4106 NORTHWOOD

ADDRESS:
2525 C Street, Suite 100
Anchorage, AK 99503

Net 30 Days

Phone: 265-9174

Eastside Representative: *Ron Hall*

Description	Quantity	Total	Extension
CARPET WHERE CARPET IS KNOW ALL OF DOWN TWO BED ROOMS UP AND STEP'S THIS INCLUDES REMOVAL			\$ 2,962.00
OR ALL CARPET IN LIVING ROOM HALL AND SUN ROOM INCLUDES REMOVAL OF LAMINATE IN SUN ROOM			\$ 4,558.00
OR ADD ALL VINYL IN ALL BUT TWO BATH ROOM'S INCLUDES SUB FLOOR AND REMOVAL OF OLD LAMINATE			\$ 5,491.00

Authorized Signature: *Ron Hall*

This proposal is good for 30 days from the date above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

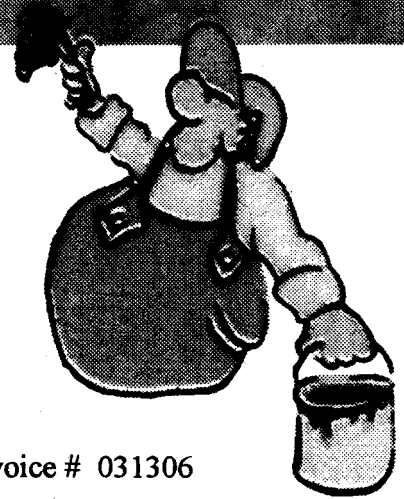
Date of Acceptance: _____

Authorized Signature: _____

Printed Name: _____

Knudson Painting

Where the CRAFT meets the wood



Date: 03-04-06

Invoice # 031306

Client: Asset Management
C/O Coldwell Banker
Neil Thomas

4106 Northwood
Anchorage, Ak

Paint interior single dwelling home.

1st floor, interior walls, kitchen cabinets, ceilings, bedrooms and bath.

Removed all border material on walls, removed all hardware by windows, fill all holes, clean grease from ceiling:

Paint all trim around windows and baseboard:


Removed and replaced all wall plates except where damaged electrical circuits.

2nd floor: stairwell and banister, all ceilings, walls and trim.

Painted all walls off white (eggshell), ceilings flatwhite, trim semi-gloss (white)

Price: \$2250.00 total cost

Thankyou


James L Knudson
3705 Artic Blvd #981
Anchorage, Ak 99503

907-563-7740

Licensed # 27562 • Bonded & Insured
Residential & Commercial • Interior & Exterior Painting • Fire Damage Repair

3403 North Star Street • Anchorage, Alaska 99503

Phone: (907) 563-7740 • Fax: (907) 561-2421 • Email: knudsonjames@hotmail.com