

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please use the following contract prep guide & email the listing broker with any additional questions.

What's Important to the Seller?

In addition to the best price, the seller prefers a simple and clean contract that can close quickly; however, there can be flexibility on the closing date.

General Information

Seller(s) Name: Stephen Arnold Blackburn and Diane Dowling Blackburn, Trustees of the Stephen Arnold Blackburn and Diane Dowling Blackburn Living Trust dated February 4, 2010

Address: 6362 Pumpkin Ridge Dr 1, Windsor, CO 80550

Legal: LOT 4, BLOCK 6, HIGHLAND MEADOWS GOLF COURSE SUBDIVISION ELEVENTH FILING, COUNTY OF LARIMER, STATE OF COLORADO

Number of Garage Door Remote Controls: 2

Inclusions: window blinds, curtains & rods, electric range/oven, dishwasher, refrigerator, clothes washer & dryer, microwave, smart doorbell, garage door opener, water filter (owned) + extra replacement filters, disposal, smoke alarm(s), cabinets in primary bathroom, cabinets in lower level bathroom, closet organizer in lower level closet

Exclusions: seller's personal property, staging props, SimpliSafe "home base"

Earnest Money: \$6,250 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

Escrow Officer: Emily Madison | (970) 666-7306 | Emily.Madison@ctt.com

Dates & Deadlines

Time of Day Deadline: 8:00pm MST

Seller's Property Disclosure: Available on the MLS. Please mark "Complete" in your offer.

Closing Date: Sooner the better, but there can be flexibility.

Possession: DOD + Funding

Offer Submitting

Listing Broker (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to brett@sallteam.com and brittany@sallteam.com

Text Brett after offer has been submitted to ensure it doesn't go to spam folder: (970) 685-2441

"Love Letters" will not be accepted and will not be read.

Contact Information

Listing Broker

Brett Sall

brett@sallteam.com

(970) 685-2441

Co-Listing Broker

Brittany Sall

brittany@sallteam.com

(970) 685-8587

Administrative Assistant

Stacie Meek

assistant@sallteam.com

(970) 381-9487

Download Contact Cards:

<https://sallteam.com/contact-cards>