

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

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

What's Important to the Seller?

In addition to the best price, the seller would like to see a simple/clean contract that can close quickly.

General Information

Seller(s) Name: Susanne D. Brown Trust, Dated January 10, 2014

Seller Signature Line: Susanne D, Brown, Trustee

Address: 324 River Rock Dr, Johnstown, CO 80534

Legal: Lot 10, Block 3, Corrected - Rocksbury Ridge Second Filing, According to the Plat Recorded February 3, 2003 As Reception No. 3030592, Town of Johnstown, County of Weld, State of Colorado

Inclusions: window coverings (blinds, curtains & rods), electric range, dishwasher, microwave, garage door opener(s), water filter (owned), disposal, smoke alarm(s)

Exclusions: staging props

Earnest Money: \$4,750 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

Escrow Officer: Angela Mallory | (970) 699-7352 | angela.mallory@ctt.com

Dates & Deadlines

Closing: Seller would prefer a quick closing.

Possession: DOD + Funding

Seller's Property Disclosure: Available on the MLS. Please mark the SPD Deadline as "Complete."

Association Docs: Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete." If Buyer can review docs before submitting, please also mark the Association Documents Termination Deadline as "Complete."

Time of Day Deadline: 8:00 P.M. MT

Acceptance Deadline: Please allow at least 48 hours

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to brett@sallteam.com & 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.

Utility Information

Water: Town of Johnstown

Sewer: Town of Johnstown

Electric: Xcel Energy

Natural Gas: Xcel Energy

Trash: Waste Connections (billed through Town of Johnstown)

Internet: Seller uses Century Link

TV: Seller uses Direct TV