

# 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:** Judy Guenther Elliott

**Address:** 3232 Williamsburg St, Loveland, CO 80538

**Legal:** Lot 2, Block 3, Buck First Subdivision to the City of Loveland, County of Larimer, State of Colorado

**Inclusions:** current window blinds & window rods, electric range/oven, dishwasher, refrigerator, microwave, disposal, shower curtains & rods, clothes washer, smoke alarm(s), garage door opener, two garage door remotes

**Exclusions:** window curtains in primary bedroom, staging props

**Earnest Money:** \$5,000 held by Chicago Title of Colorado

**Title Company:** Chicago Title of Colorado

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

### Dates & Deadlines

**Time of Day Deadline:** 8:00pm MST

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

**Association Documents Deadline:** Available on the MLS. Please mark this deadline as "Complete" in your offer.

**Closing:** Seller "prefers" a contract that can close quickly, but will consider all offers.

**Possession:** DOD + Funding

**No Weekend Deadlines - The Seller will not review offers over the weekend.**

### HOA Information

Buckhorn Village HOA

Poudre Property Services

970-224-9204

<https://nocores.co/buckhorn-village/>  
[soldenburg@nocores.com](mailto:soldenburg@nocores.com)

### Offer Submitting

Listing Broker (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to [brett@sallteam.com](mailto:brett@sallteam.com) and [brittany@sallteam.com](mailto:brittany@sallteam.com)

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

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

### Listing Broker

Brett Sall

[brett@sallteam.com](mailto:brett@sallteam.com)

(970) 685-2441

### Co-Listing Broker

Brittany Sall

[brittany@sallteam.com](mailto:brittany@sallteam.com)

(970) 685-8587

### Administrative Assistant

Stacie Meek

[assistant@sallteam.com](mailto:assistant@sallteam.com)

(970) 381-9487

### Download Contact Cards:

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