

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?

Property is in an estate & will be sold with a personal representative's deed. In addition to the best price, the seller would prefer to see an as-is contract that can close quickly, however, there is flexibility on the Closing date.

General Information

Seller(s) Name: Estate of Kimberly Sue Holley

Seller Signature: Charles Thomas Holley, Personal Representative

Address: 607 13th Ave, Greeley, CO 80631

Legal: The East 100 feet of the South 60 feet of the North 110 feet of Lot 1, in Block 32, in the City of Greeley, County of Weld, State of Colorado

Deed: Personal Representative's Deed

Inclusions: electric range/oven, self-cleaning oven, clothes washer, clothes dryer, metal shed

Exclusions: mineral rights

Earnest Money: \$2,750 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

Time of Day Deadline: 8:00pm MST

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

Closing Date: Seller would prefer to close quickly, but can be flexible.

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

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(970) 381-9487

Download Contact Cards:

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

