

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please use the following contract prep guide & email the listing brokers 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. No rent-back needed.

General Information

Seller(s) Name: Justin L Nelson and Amanda M Nelson

Address: 1311 Frontier Ct, Eaton, CO 80615

Legal: LOT 8, BLOCK 3, THE HOMES AT ASPEN MEADOWS FIRST FILING P.U.D. TO THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

Inclusions: electric range/oven, dishwasher, refrigerator, microwave, garage door opener(s), 2 garage door remotes, disposal, smoke alarms, garden/storage mini shed, garage cabinets

Exclusions: washer, dryer, tv, staging props, seller's personal property

*Outdoor playset is negotiable

Earnest Money: \$6,150 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 prefers to close quickly

Possession: DOD + Funding

Seller's Property Disclosure: Available on the MLS.

Please mark the Sellers' Property Disclosure as "Complete" in your offer.

HOA District Docs: Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete" in your offer. If Buyer is able to review docs

before submitting, please also mark the Association Documents Termination Deadline as "Complete."

Offer Submitting

Listing Agent (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.

Utility Information

Potable Water: Town of Eaton

Non-Potable Water: Town of Eaton

Sewer: Town of Eaton

Electric: Xcel Energy

Natural Gas: Atmos Energy

Trash: Town of Eaton

Internet: TDS/Ascent

TV: Dish/Direct TV

Phone: Seller used Verizon Mobile