

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 on or allow them possession until May 26.

General Information

Seller(s) Name: Eric M. Nieters and Jordan L. Nieters

Address: 5647 Osbourne Dr, Windsor, CO 80550

Legal: Lot 4, Block 7, The Ridge at Harmony Road Subdivision, Town of Windsor, County of Weld, State of Colorado.

Inclusions: window blinds & rods, electric range/oven, dishwasher, refrigerator (kitchen), microwave, disposal, smoke alarm(s), 2 garage door remotes, outdoor swing set & sandbox

Exclusions: seller's personal property, window curtains, refrigerator (garage), clothes washer & dryer, gas firepit, free-standing garage shelving, garage storage on the wall

Earnest Money: \$5,250 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 the Sellers' Property Disclosure as "Complete" in your offer.

Closing & Possession: Seller would "prefer" a contract that can close on or allow them possession until May 26.

Metro District Information

The Ridge at Harmony Road Metro #2
MD Current Tax Levy: 45.8120000

Annual Fee: \$150

ridge@ccgcolorado.com

ccgcolorado.com/harmonyridge

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.

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>