

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: Danny Lee Secrest and Kelly Lynn Secrest

Address: 947 Tail Water Dr, Windsor, CO 80550

Legal: Lot 3, Block 11, South Hill Subdivision, Second Filing, County of Weld, State of Colorado.

Inclusions: window coverings (blinds, curtains & rods), gas range, double oven, dishwasher, refrigerator, bar refrigerator, microwave, garage door opener(s), smoke alarm(s)

Exclusions: washer, dryer, all garage storage racks, mechanical room storage racks, sellers personal property

Earnest Money: \$7,000 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

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

Deed: Special Warranty

Dates & Deadlines

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

Closing: A quick closing is preferred.

Possession: DOD + Funding

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

CIC 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."

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.