

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Seller(s) Name: Jacob R Beck and Melissa Beck
Address: 1227 Crescent Dr, Windsor, CO 80550
Legal: Lot 26, Block 9, Brunner Farm Subdivision, County of Weld, State of Colorado.

Inclusions: gas range/oven, refrigerator, dishwasher, garbage disposal, window blinds, fireplace mantel, outdoor playset, 2 garage door remotes, smoke alarm(s)

Exclusions: clothes washer, clothes dryer, window curtains & rods, decorative oak wall hooks (in laundry room), decorative floating shelves (in kitchen, kids rooms & in the basement), treadmill, wooden ladders (on back patio), hot tub, workbench (in garage), freezer (in garage), seller's personal property

Earnest Money: \$5,000.00 Held by First American Title
Title Company: First American Title
Escrow Officer: Tina Williams | (970) 397-4651 | tiwilliams@firstam.com

Deed: Special Warranty

Closing: Seller would like a quick close
Possession: Seller would like a 7 Day Post Closing Occupancy Agreement

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

Metro District Documents: Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete" in your offer.

Metro District: New Windsor Metro District
Status Letter: \$100
Record Change Fee: \$300

Potable Water: Town of Windsor
Non-Potable Water: Yes - Billed through the Metro District (see Non-Potable Water Charges doc in MLS)
Sewer: Town of Windsor
Electric: Excel
Natural Gas: Excel
Trash: Owner's Choice. Options: Gallegos, RAM or WM
Internet: Seller used Comcast
TV: Seller used Comcast

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

Listing Agent (Brett Sall) License Number: FA100077521
Listing Brokerage License Number: EC.100041610

Please submit offers to: brett@sallteam.com & brittany@sallteam.com