

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please use the following contract prep guide & email the listing agents 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: Tammie J. Boyer

Address: 2120 Timber Creek Dr B2, Fort Collins, CO 80528

Legal: LOT 2, BLOCK B, TOWNHOMES AT TIMBER CREEK P.U.D., a shown on the Plat for Townhomes at Timber Creek P.U.D. recorded on January 20, 2000, at Reception No. 2000004413; as amended by Affidavit of Correction dated March 17, 2000 and recorded on March 23, 2000, at Reception No. 2000018714; as amended by Affidavit of Correction dated June 12, 2000 and recorded on June 13, 2000, at Reception No. 2000039376; and as amended by Affidavit of Correction dated June 22, 2000, and recorded on June 23, 2000 at Reception No. 2000041865, of the Larimer County, Colorado records and as defined by the Declaration of Covenants, Conditions and Restrictions for Townhomes at Timber Creek P.U.D., recorded on July 27, 2000 as Reception No. 2000050625 of the Larimer County, Colorado records, County of Larimer, State of Colorado

Inclusions: Blinds, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Garage Door Opener(1), Garage Door Remotes (2) Disposal, Smoke Alarm(s)

Exclusions: Staging props, Seller's Personal Property

Earnest Money: \$4,250 held by First American Title

Title Company: First American Title

Escrow Officer: Tina Williams | (970) 658-4703 |

tiwilliams@firstam.com

Dates & Deadlines

Closing: Seller would prefer a quick closing.

Possession: DOD + Funding

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

Association 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."

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

Acceptance Deadline: Please allow at least 24 hours

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to BOTH Listing Agent & Co-Listing Agent: 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.

Utility Information

Water: City [incl. w/ HOA]

Sewer: City [incl. w/ HOA]

Electric: City

Natural Gas: Xcel

Trash: Included with HOA