Contract Preparation Guide

Please use the following contract prep guide & email info@sallteam.com with any additional questions.

General Information

Seller(s) Name: Dean J. Schatz and Mary K. Schatz
Address: 39507 Sunset Ridge Ct, Severance, CO 80610
Legal: Lot 16, Belmont Farms Phase 3, County of Weld, State of Colorado

Inclusions: all window coverings, gas cooktop, oven, microwave, dishwasher, kitchen refrigerator, television mounts, attached garage shelving & storage, 3 garage door remotes, receiver for built-in sound system, smoke alarms

Exclusions: seller's personal property, clothes washer, clothes dryer, basement refrigerator, all portable storage

Earnest Money: $10,000 held by First American Title
Title Company: First American Title
Escrow Officer: Tina Williams | (970) 397-4651 | tiwilliams@firstam.com

Deed: Special Warranty

Dates & Deadlines

Offers Due Deadline: Assume that multiple offers will be received & have your highest & best submitted by 12pm, Monday, July 12.

Seller Acceptance Deadline: No sooner than 7pm, Tuesday, July 13.

Closing: Seller would prefer around a 35-day contract period but can be flexible.

Possession: Seller would be interested in a Post Closing Occupancy Agreement. Email info@sallteam.com for details.

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

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

Other Dates: Please keep any other dates as fast as possible.

Other Items

See Documents Section of MLS for a copy of a Septic Cleaner's Report & Receipt dated June 11, 2021.

Offer Submitting

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

Please submit offers to: info@sallteam.com

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