

# 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. Seller would "prefer" to close in roughly 30 days. Please allow at least 7 days between the last deadline of the contract and the closing date.

### General Information

**Seller(s) Name:** Dennis James Ahlders and Margaret Lee Ahlders

**Address:** 2005 Vancorum Cir, Loveland, CO 80538

**Legal:** LOT 13, BLOCK 4, VANGUARD-FAMLECO TWELFTH SUBDIVISION, TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

**Inclusions:** window blinds, curtain & rods, gas range/oven, dishwasher, refrigerator, microwave, garage door opener(s), 2 garage door remotes, disposal, smoke alarm(s), radon mitigation system

**Exclusions:** seller's personal property \*Jacuzzi hot tub is negotiable.

**Earnest Money:** \$6,500 held by Chicago Title of Colorado

**Title Company:** Chicago Title of Colorado

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

**Deed:** Special Warranty Deed

### Dates & Deadlines

**Closing:** Seller would "prefer" to close in roughly 30 days. Please allow at least 7 days between the last deadline of the contract and the closing date.

**Possession:** DOD + Funding

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

**Association Deadlines:** Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete" in your offer. If Buyer is able to review docs before submitting, please also mark the Association Documents Termination Deadline as "Complete."

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

### Offer Submitting

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

Please submit offers to [brett@sallteam.com](mailto:brett@sallteam.com) & [brittany@sallteam.com](mailto: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

**Potable Water:** City of Loveland

**Sewer:** City of Loveland

**Electric:** City of Loveland

**Natural Gas:** Xcel Energy

**Trash:** City of Loveland

**Internet:** Seller used Xfinity

**TV:** Seller used Xfinity

**Phone:** Seller used Verizon

\*City of Loveland's high-speed fiber-optic service (Pulse Broadband) is available