

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

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

General Information

Seller(s) Name: Andrea K. Akin and Dale L. Akin, Jr.

Address: 1101 N Jefferson Ave, Loveland, CO 80537

Legal: LOT 8, BLOCK 2, LINCOLN PLACE ADDITION TO THE CITY OF LOVELAND, EXCEPT PORTION CONVEYED BY DEED RECORDED IN BOOK 1038 AT PAGE 426, ALSO A STRIP OF LAND 5 FEET IN WIDTH ADJOINING THE ABOVE DESCRIBED LAND ON THE NORTH, BEING THE S 1/2 OF THE ALLEY FORMERLY EXISTING BETWEEN SAID LOT AND LOT 14, BLOCK 2, MCKEE ADDITION TO THE CITY OF LOVELAND, COLORADO, WHICH ALLEY WAS VACATED BY DEED RECORDED IN BOOK 730 AT PAGE 324, COUNTY OF LARIMER, STATE OF COLORADO.

Inclusions: refrigerator, dishwasher, oven/stove, microwave, garbage disposal, clothes washer, clothes dryer, indoor portable air conditioner, window fans, window curtains & rods, bedroom tv, chromecast streaming devises (2), all shelving in third bedroom (smallest), rugs, pantry cabinet in dining room, outdoor wooden pole swing, shelf unit in garage, two garage door remotes, smoke alarms

Exclusions: seller's personal property

Earnest Money: \$4,000 Held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

Escrow Officer: Angela Mallory | Angela.Mallory@ctt.com | (970) 699-7360

Deed: Special Warranty

Dates & Deadlines

Offers Due: All offers are due by Monday, May 24 at 12pm

Seller Acceptance Deadline: No earlier than Tuesday, May 25 at 7pm.

Closing: Wednesday, June 30, 2021 (Seller can be flexible if needed)

Possession: DOD + Funding

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

Lead-Based Paint Disclosure: Available on the MLS. Please mark the LBP Disclosure Deadline as "Complete" in your offer. Remember to send the LBP Disclosure with your offer.

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

Utilities

Water: City of Loveland

Sewer: City of Loveland

Electric: City of Loveland

Natural Gas: Xcel Energy

Trash: City of Loveland

Internet: Seller used Comcast Xfinity

TV: Seller used Comcast Xfinity

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

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