

THE SALL TEAM

C3 Real Estate Solutions



Real Estate
SOLUTIONS

Contract Preparation Guide

Seller(s) Name: Steven M Allen and Krista M Allen
Address: 840 Sunlight Peak Dr, Severance, CO 80550
Legal: Lot 13, Block 4, Overlook Subdivision Subdivision Filing No. 1, County of Weld, State of Colorado.

Inclusions: kitchen refrigerator, electric oven/stove, microwave, garbage disposal, window blinds, clothes washer & clothes dryer
Exclusions: garage refrigerator, window curtains & rods, blue pots in front yard, shower curtains & rods, seller's personal property, all gym equipment

Earnest Money: 1% 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 prefers a quick close
Possession: 11:59pm MST on May 8, 2021

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

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

Metro District: Hunters Overlook Metro. District #2
Status Letter: n/a
Record Change Fee: \$75
Private Transfer Fee: n/a

Portable Water: Town of Severance
Non-Potable Water: Billed through the Metro District
Sewer: Town of Severance

Electric: Poudre Valley REA
Natural Gas: Xcel Energy
Trash: Ram Trash Service (Billed through Metro District)
Internet: Seller used TDS
TV: Seller did not have a TV Subscription

"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