

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 and "prefers" to close quickly with a 7-14 day Post Closing Occupancy Agreement if possible.

General Information

Seller(s) Name: Daniel Elliot Cerman & Deborah K. Cerman

Address: 201 Windflower Way, Severance, CO 80550

Legal: Lot 1, Block 1, Timber Ridge PUD Third Filing, Town of Severance, County of Weld, State of Colorado.

Inclusions: window blinds, electric range/oven, dishwasher, refrigerator, clothes washer & clothes dryer, microwave, garage door opener, satellite dish, disposal, smoke alarms, spare fridge in garage, retractable gate in dog run, solar lights in backyard

Exclusions: seller's personal property, window curtains & rods, garage shelving

Earnest Money: \$4,750 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

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

Deed: Special Warranty

Dates & Deadlines

Time of Day Deadline: 8:00pm MST

Closing & Possession: Seller "prefers" to close quickly with a 7-14 day PCOA if possible.

Seller's Property Disclosure: Available on the MLS.

Please mark the Sellers' Property Disclosure as "Complete" in your offer.

HOA Docs: 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."

Additional Documents

See Documents Section of MLS for a copy of:

- Roof Documents

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

*****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.