

# THE SALL TEAM

## C3 Real Estate Solutions



## Contract Preparation Guide

Please use the following contract prep guide & email the listing broker with any additional questions.

### What's Important to the Seller?

In addition to the best price, the seller prefers a simple and clean contract that can close quickly; however, there can be flexibility on the closing date. Seller may also be interested in a short post closing occupancy agreement.

### General Information

**Seller(s) Name:** Mark H. Dunlap and Dana L. Dunlap

**Address:** 1581 Edenbridge Dr, Windsor, CO 80550

**Legal:** Lot 12, Block 7, Windshire Park Subdivision, County of Weld, State of Colorado

**Number of Garage Remotes:** Two

**Inclusions:** window blinds, curtains & rods, electric range/oven, dishwasher, microwave, refrigerator (kitchen) refrigerator (garage), deep freezer (garage), clothes washer, clothes dryer, two garage door openers, disposal, smoke alarm(s), loft bed & desk (in 3rd bedroom if buyer desires)

**Exclusions:** seller's personal property, mineral/oil rights

**Earnest Money:** \$5,000 held by Chicago Title of Colorado

**Title Company:** Chicago Title of Colorado

**Escrow Officer:** Emily Madison | (970) 666-7306 | Emily.Madison@ctt.com

### Dates & Deadlines

**Time of Day Deadline:** 8:00pm MST

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

**Closing Date:** Sooner the better, but there can be flexibility.

**Possession:** Contact listing broker to discuss. Seller may be interested in a short post closing occupancy agreement.

### Offer Submitting

Listing Broker (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

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

### Contact Information

#### Listing Broker

Brett Sall

[brett@sallteam.com](mailto:brett@sallteam.com)

(970) 685-2441

#### Co-Listing Broker

Brittany Sall

[brittany@sallteam.com](mailto:brittany@sallteam.com)

(970) 685-8587

#### Administrative Assistant

Stacie Meek

[assistant@sallteam.com](mailto:assistant@sallteam.com)

(970) 381-9487

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